The application for Demolition Outside an HPO of a building over 50 years old in the Downtown Area. Buildings within this area come under review when demolition is requested. The house is a brick masonry bearing wall construction with stucco exterior. It is a house in very good condition with original windows and detailing.

The demolition is requested to clear the site for a special residential development. The plans were created without any consideration of incorporating the existing building into the design. Effort has been made to relocate the building; however, due to the size of the structure and its 18” bearing brick walls, the cost has proved to be prohibitive.

This request was reviewed against the criteria for approval of a Certificate of Appropriateness for demolition.

PRIMARY REFERENCES: This request was reviewed against the criteria for Demolition outside an HPO in the Integrated Development Ordinance.
SUMMARY OF REQUEST

<table>
<thead>
<tr>
<th>Request</th>
<th>Demolition of a Building over 50 years old outside an HPO</th>
</tr>
</thead>
<tbody>
<tr>
<td>Historic Location</td>
<td>Downtown Area CPO-3</td>
</tr>
</tbody>
</table>

I AREA HISTORY AND CHARACTER

Surrounding architectural styles, historic character and recent (re)development

<table>
<thead>
<tr>
<th>General Area</th>
<th># of Stories</th>
<th>Roof Configuration, Architectural Style and Approximate Age of Construction</th>
<th>Historic Classification &amp; Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site to the North</td>
<td>3</td>
<td>Contemporary apartments</td>
<td>Non-Contributing</td>
</tr>
<tr>
<td>Site to the South</td>
<td>1</td>
<td>Pueblo Modern Apartments</td>
<td>Non-Contributing</td>
</tr>
<tr>
<td>Sites to the East</td>
<td>-/3</td>
<td>Vacant/ Contemporary Apartments</td>
<td>Non-Contributing</td>
</tr>
<tr>
<td>Site to the West</td>
<td>3</td>
<td>Contemporary Apartments</td>
<td>Non-Contributing</td>
</tr>
</tbody>
</table>

II INTRODUCTION

Proposal and History

The application for Demolition Outside an HPO is for demolition of a 2400 sq. ft. two-story, house located at 611 Coal Ave, SW, in the Downtown/Barelas neighbourhoods. The structure is in relatively good condition structurally but has not been occupied for approximately 20 years and shows the wear such abandonment entails. It is located at the southern edge of the downtown area and north of the Barelas neighbourhood.

The property contains a single-family house or a boarding house as there are sinks in each of the four bedrooms. It was constructed in 1915 on a stone foundation with full height basement. The walls are 18” solid brick bearing on the perimeter with another bearing wall down the center going front to rear. The exterior remains largely intact with a rear back porch having been enclosed at some time. The porch’s Doric columns remain, though in poor conditions.
The exterior has been covered with stucco but not certain when. The house has original windows with diamond detailing across the top sash, front bay window, some original bath fittings, original iron radiators, fireplace, and intact staircase.

The intention of the property owner is to clear the site for sale to Bernalillo County for the construction of a new Veteran’s facility in conjunction with the vacant lot to the east. Design of the proposed facility has been developed but does not include incorporation of the existing building on the site.

Context

Upon the arrival of the Railroad in the Rio Grande Valley in 1880, tracks were laid two miles east of the small Villa de Albuquerque, and a "new town" was established. Rather than the traditional adobe structures of the villa, the brick, wood and stone buildings of "new town" reflected the architecture, platting, tastes and lifestyles of the Midwesterners who came along with the railroad.

The area directly west of the rail yards is the historic barrio of Barelas. One of the oldest communities in Albuquerque, Barelas was successively a colonial settlement in the seventeenth century, an agricultural village in the eighteenth century, a working-class neighborhood transformed by the railroad in the nineteenth century, and a thriving commercial strip associated with the automobile in the twentieth century. More recently recognized as a center of Hispanic culture, Barelas’s identity has gone through multiple phases and is as complex as the economic changes that have shaped its history.

The arrival of the AT&SF in Albuquerque in 1880 turned Barelas from an agricultural village into the working-class neighborhood of a modern industrial city. New Town Albuquerque was developed immediately to the north of Barelas, while the AT&SF built its sprawling complex of locomotive repair shops to the east, alongside the railroad tracks and First Street. The residents of Barelas went to work for the railroad, first laying tracks and then repairing locomotives. By 1891, the neighborhood had been absorbed into New Town Albuquerque. By 1900, its population had grown to 1,200 as workers migrated from Tomé, Valencia, Chihuahua, Mora, Juárez, Zacatecas and other places in Mexico, forming a diverse Hispanic community that shared a common identity as “Bareleños.”

The community’s agricultural lands to the east, now partly cut off from Barelas and the Acequia Madre by the railroad tracks, were sold for residential subdivisions. Many of the flat-roofed adobe houses built along Barelas Road in the nineteenth century were either altered by the addition of gable roofs or replaced by Queen Anne and Bungalow style houses built of wood or brick, with pitched roofs. Examples like the Garcia-Lopez House were working class counterparts to the middle-class houses going up at the same time in the Huning Highlands Addition west of the railroad tracks, and they similarly were products of the new building materials and patterns being brought by the railroad from the eastern United States.

In the twentieth century, the automobile joined the railroad as an engine of economic development for Barelas. In 1912, New Mexico began planning and grading two highways that bisected the state north to south and east to west. Crossing Albuquerque along Central Avenue and Fourth Street, these were integrated into a national system of highways in 1926, when they became Route 85
between Denver and El Paso and Route 66 between Chicago and Los Angeles; until Route 66 was completed through New Mexico in 1937, it joined Route 85 from Santa Fe to Albuquerque. As a result, both national highways initially ran right through Barelas along Fourth Street, from which Route 66 then headed west again across the Rio Grande over the Barelas Bridge, Albuquerque’s only permanent, steel bridge (built in 1910). By 1928, some 3,500 automobiles were crossing the Barelas Bridge every day.

As Fourth Street became one of Albuquerque’s main commercial thoroughfares, shops, restaurants, cafes, service stations, car dealerships, and a tourist court were built in variously Mission, Streamlined Moderne, and International Style idioms. Extant examples include the Magnolia Service Station, the Durand Motor Company, and Mikes’ Food Store. At its height from the 1930s to the 1950s, the economic opportunities offered by the traffic on Route 85 also led some residents to build commercial additions in front of their houses, as can be seen with both the Red Ball Café and the Martin Peña Barbershop.

Barelas thrived until 1956, when its fortunes began to change in two ways. First, the AT&SF switched from steam-powered locomotives to diesel engines, which required much less maintenance and justified cutting the local workforce from over 1,000 to fewer than 100 employees. Second, Congress passed the Interstate Highway Act that same year, creating a new freeway system that would replace Routes 85 and 66 and consequently bypass Fourth Street and Barelas. Yet the Tasty Freeze Drive-In, built in the late 1950s, indicates that the economic effects on Barelas were gradual rather than immediate as local businesses continued to prosper.

### III ANALYSIS APPLICABLE PLANS, ORDINANCES, DESIGN GUIDELINES & POLICIES

Policies are written in regular text and staff analysis and comment in italic print.

**Integrated Development Ordinance (IDO)**

In May 2018, the Integrated Development Ordinance (IDO) replaced the City's Zoning Code and the property was zoned MX-FB-ID (Mixed-Use – Form-Based Infill Development Zone District).

The property is located within the Downtown Area that has demolition review. The Integrated Development Ordinance Part 14-16- 6-6(B)(1) applies to demolition of structures that are at least 50 years old located within the following small areas, regardless of whether they are registered on a State or national historic register or are eligible for listing. If a structure is of unknown age, it shall be presumed that it is over 50 years old for the purposes of this Subsection 14-16-6-6(B).

**6-6(B)(3) Review and Decision Criteria**

An application for Demolition Outside an HPO shall be approved if it complies with all of the following criteria:
6-6(B)(3)(a) The Historic Preservation Planner shall review the demolition permit application based on the following criteria:

1. The structure's historic, architectural, engineering, or cultural significance.

   In the City's classification of historic properties, the existing building is designated as a contributing property to a non-designated area (i.e., it is not in a designated Historic District).

   Although the building is not a registered building, it is a rare brick building in Albuquerque, representing an early period of expansion due to the rail yards. Were it to be restored, it has some architectural qualities not often seen here.

2. The structure's potential to contribute to the city's economic development or tourism industry.

   The building does not have the potential for contributing to tourism but could provide good solid housing should relocation be affordable.

3. The structure's potential to enhance the city's heritage and historical identity.

   The house, which was used as a boarding house, is an example of a period in the city's history when people came to work at the railyards or elsewhere in the city and stayed in these boarding houses. It marks a period in the city's history when there was great change.

4. Whether the structure is unique or one of the last remaining examples of its kind in the neighborhood, the city, or the region.

   While the structure is not particularly unique, it is a rare example of solid brick, Victorian residential architecture. Few of these buildings remain in Albuquerque.

5. The structure's condition.

   The City of Albuquerque's Code Enforcement division has issued a Substandard Building Violation (14-3-5-12) stating it to be substandard under the provision of the Code. The code enforcement division has stated in their substandard building violation that if no resolution is found by January 17, 2021, the City will demolish the structure. The applicant has determined no feasible means of preserving the structure that would produce a viable economic return and is therefore requesting a Demolition Permit to demolish the existing structure.

   The structure is indeed substandard as there are no utilities to the building. The interior is full of debris, mostly old clothes and household item. The structure itself very solid. All the windows are original, the flooring is original
and solid, the staircase is intact. The basement has stone walls and is dry. Only the rear porch, which is wood, is in poor condition.

6-6(B)(3)(b) To invoke the 120-day review period, the LC must find that, in considering the public interest, it is preferable that the structure be preserved or rehabilitated rather than demolished and use the criteria in Subsection (a) above and Subsection 14-16-6-7(C)(Adoption or Amendment of Historic Designation) in its evaluation.

For the past two months, staff has been working with the property to find a means to relocate the building. As of this writing cost to relocate the structure, which has 18” solid brick bearing walls, has been cost prohibitive ($150-200,000 plus site preparation) due to the lack of local structural movers. An attempt is still being made to find a cheaper mover but that has not yet come to fruition. Without a reasonable cost to move the structure, invoking a 120-day review period seems pointless.

6-6(B)(3)(c) In determining whether the structure should be designated as a landmark, the LC shall apply the criteria Subsection 14-16-6-7(C) (Adoption or Amendment of Historic Designation).

See below

6-6(D)(3)(g) If the application is for a Historic Certificate of Appropriateness – Major for demolition of a landmark or a contributing structure in an HPO zone, demolition shall only be allowed if it is determined that the property is incapable of producing a reasonable economic return as presently controlled and that no means of preserving the structure has been found. In making a determination regarding reasonable economic return, the LC or City Council may consider the estimated market value of the building, land, and any proposed replacement structures; financial details of the property, including but not limited to income and expense statements, current mortgage balances, and appraisals; the length of time that the property has been on the market for sale or lease; potential return based on projected future market conditions; the building’s structural condition; and other items determined to be relevant to the application.

Although this criterion is not directly applied to this case, it is important to note that, even with registered properties, if there is not an economically feasible reuse of the property it can be demolished.

In their letter to the neighborhood associations, the applicant stated:

The applicant will continue to work with the City to determine potential sites for relocation and if a site is found that is feasible, then this request for a demolition permit will be rescinded.
With this safeguard from unnecessary demolition, it seems efficient to allow for future demolition if a cost effect moving plan is not found AND there is a definite plan to move forward with the Veteran’s Housing project.

6-7(C)(3)(c) Designation of a Landmark Site or Structure

An application for designation of a landmark site or structure shall be approved if it is of particular historical, architectural, cultural, or archaeological significance and meets any of the following criteria:

1. It is the site of a significant historic event.
   
   The site is not a place of any significant historic event.

2. It is identified with a person who significantly contributed to the history of the city, State, or nation.
   
   The property is not identified with anyone of historic significance.

3. It portrays the environment of a group of people in an era of history characterized by a distinctive architectural style.
   
   The architecture does not portray an era of a specific group of people; however, it does show the characteristics of the boarding house. As we no longer have boarding houses, it does show that era with its sinks in each bedroom.

4. It embodies the distinctive characteristics of a type, period, or method of construction.
   
   The building embodies a distinctive type of construction and materials for the Albuquerque area. While adobe is common, solid brick construction is not. The building also has nice detailing with windows, doors (many functioning pocket doors) and wood columns.

5. It possesses high architectural value.
   
   The house does still possess high architectural value as a Victorian styles building.

6. It represents the work of an architect, designer, or master builder whose individual work has influenced the development of the city.
   
   The architect or builder of the house is unknown.
7. It embodies elements of architectural design, detail, materials, or craftsmanship which represent a significant architectural innovation.

   While the building has nice architectural details, it is not indicative of great innovation.

8. Its preservation is critical because of its relationship to already-designated landmarks or other real property which is simultaneously proposed as a landmark.

    NA

9. It has yielded or is very likely to yield information important in history or prehistory.

    NA

10. It is included in the National Register of Historic Places or the New Mexico Cultural Properties Register.

    NA

IV NEIGHBORHOOD CONCERNS/COMMENTS

As of the writing of this report, there have been no comments concerning this request. There was a community meeting held, but no opposition was made to the removal of the building. Issues were more around the facility proposed for the site.
FINDINGS for APPROVAL of a request for Demolition Outside an HPO - Case SI-2020-01405 / Project # PR-2020-004806 (January 13, 2021)

1. The application for Demolition Outside an HPO of a building over 50 years old in an area with demolition review, located at 611 Coal Ave SW, described as Lot 16A, Plat of tracts C, D & Lot 1, Block 41, Company’s Original Townsite, zoned MX-UD-FB.

2. The subject site is approximately 0.12 acres.

3. The application is for demolition of a 2400 sq. ft. two-story, pitch roofed building, located in the Downtown Area just north of Barelas. It is not a registered historic property, nor is it in a Historic District.

4. Removal of the structure is requested to make way for future development of the site.

5. Section 14-16-6-6(B)(3)(a) of the Integrated Development Ordinance specifies that the Historic Preservation Planner shall review the demolition permit application based on the following criteria:
   a. The structure's historic, architectural, engineering, or cultural significance.
      A. The building is a rare brick building in Albuquerque, representing an early period of expansion due to the rail yards. Were it to be restored, it has some architectural qualities not often seen here.

   b. The structure's potential to contribute to the city's economic development or tourism industry.
      A. The building does not have the potential for contributing to tourism but could provide good solid housing should relocation be affordable.

   c. The structure's potential to enhance the city's heritage and historical identity.
      A. The house, which was used as a boarding house, is an example of a period in the city’s history when people came to work at the railyards or elsewhere in the city and stayed in these boarding houses. It marks a period in the city’s history when there was great change.

   d. Whether the structure is unique or one of the last remaining examples of its kind in the neighborhood, the city, or the region.
      A. While the structure is not particularly unique, it is a rare example of solid brick, Victorian residential architecture. Few of these buildings remain in Albuquerque.

   e. The structure's condition.
      A. The structure is indeed substandard as there are no utilities to the building. The interior is full of debris, mostly old clothes and household item. The structure itself very solid. All the windows are original, the flooring is original and solid, the staircase is intact. The basement has stone walls and is dry. Only the rear porch, which is wood, is in poor condition.
6. Section 14-16-6-6(B)(3)(b) of the Integrated Development Ordinance specifies that to invoke the 120-day review period, the LC must find that, in considering the public interest, it is preferable that the structure be preserved or rehabilitated rather than demolished and use the criteria in Subsection (a) above and Subsection 14-16-6-7(C)(Adoption or Amendment of Historic Designation) in its evaluation.

7. For over two months, staff has been working with the property owner and other agencies to find a viable alternative to demolition. As good faith effort has been made to find a reasonable price for the relocation of the structure, the 120-day review period should not be invoked.

8. Should a reasonable price be found for relocating the structure prior to necessary clearing of the site, this demolition approval shall be terminated.

9. Section 14-16-6-7(C)(3)(c) Designation of a Landmark Site or Structure states an application for designation of a landmark site or structure shall be approved if it is of particular historical, architectural, cultural, or archaeological significance and meets any of the following criteria:
   
   a. It is the site of a significant historic event.
      The site is not a place of any significant historic event.
   
   b. It is identified with a person who significantly contributed to the history of the city, State, or nation.
      The property is not identified with anyone of historic significance.
   
   c. It portrays the environment of a group of people in an era of history characterized by a distinctive architectural style.
      The architecture does not portray an era of a specific group of people; however, it does show the characteristics of the boarding house. As we no longer have boarding houses, it does show that era with its sinks in each bedroom.
   
   d. It embodies the distinctive characteristics of a type, period, or method of construction.
      The building embodies a distinctive type of construction and materials for the Albuquerque area. While adobe is common, solid brick construction is not. The building also has nice detailing with windows, doors (many functioning pocket doors) and wood columns.
   
   e. It possesses high architectural value.
      The house does still possess high architectural value as a Victorian style building.
   
   f. It represents the work of an architect, designer, or master builder whose individual work has influenced the development of the city.
      The architect or builder of the house is unknown.
g. It embodies elements of architectural design, detail, materials, or craftsmanship which represent a significant architectural innovation. While the building has nice architectural details, it is not indicative of great innovation.

h. Its preservation is critical because of its relationship to already-designated landmarks or other real property which is simultaneously proposed as a landmark. NA

i. It has yielded or is very likely to yield information important in history or prehistory. NA

j. It is included in the National Register of Historic Places or the New Mexico Cultural Properties Register. NA

10. The clearing of the site without immediate redevelopment will not diminish the historic character of Huning Highland as the property is on the eastern edge of the HPO.

RECOMMENDATION

Case SI-2020-01405 / Project # PR-2020-004806, January 13, 2021

APPROVAL of Case SI-2020-01405 / Project # PR-2020-004806, an application for Demolition Outside an HPO of a building over 50 years old in an area with demolition review, located at 611 Coal Ave SW, described as Lot 16A, Plat of tracts C, D & Lot 1, Block 41, Company’s Original Townsite, based on the above ten (10) findings and subject to the following conditions.

Recommended Conditions of Approval

1. Applicant is responsible to acquire, and approval is contingent upon, all applicable permits and related approvals.
2. Should a financially feasible structural moving alternative be made, the site will not be demolished.
3. Prior to demolition, assurances will be made that the proposed project for which the house is being demolished will in fact be built.

_________________________________
Leslie Naji, Historic Preservation Planner
Urban Design and Development Division
South Elevation

East Elevation
North Elevation

Bedroom Detailing
Interior Detailing
<table>
<thead>
<tr>
<th>Administrative Decisions</th>
<th>Policy Decisions</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐ Historic Certificate of Appropriateness – Major (Form L)</td>
<td>☐ Wireless Telecommunications Facility Waiver (Form W2)</td>
</tr>
<tr>
<td>☐ Archaeological Certificate (Form P3)</td>
<td>☐ Historic Design Standards and Guidelines (Form L)</td>
</tr>
<tr>
<td>☐ Historic Certificate of Appropriateness – Minor (Form L)</td>
<td>☐ Master Development Plan (Form P1)</td>
</tr>
<tr>
<td>☐ Alternative Signage Plan (Form P3)</td>
<td>☐ Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)</td>
</tr>
<tr>
<td>☐ WTF Approval (Form W1)</td>
<td>☐ Adoption or Amendment of Historic Designation (Form L)</td>
</tr>
<tr>
<td>☐ Minor Amendment to Site Plan (Form P3)</td>
<td>☐ Amendment of IDO Text (Form Z)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Decisions Requiring a Public Meeting or Hearing</th>
<th>Appeals</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐ Subdivision of Land – Major (Form S1)</td>
<td>☐ Subdivision of Land – Minor (Form S2)</td>
</tr>
<tr>
<td>☐ Conditional Use Approval (Form ZHE)</td>
<td>☐ Amendment to Zoning Map – EPC (Form Z)</td>
</tr>
<tr>
<td>☐ Demolition Outside of HPO (Form L)</td>
<td>☐ Amendment to Zoning Map – Council (Form Z)</td>
</tr>
<tr>
<td>☒ Expansion of Nonconforming Use or Structure (Form ZHE)</td>
<td>☐ Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)</td>
</tr>
<tr>
<td></td>
<td>☐ Variance – DRB (Form V)</td>
</tr>
<tr>
<td></td>
<td>☐ Variance – ZHE (Form ZHE)</td>
</tr>
</tbody>
</table>

**APPLICATION INFORMATION**

Applicant: Mr. Walter O. Grodahl III DBG Properties, Inc.  
Address: 2164 W. W. Park Place  
City: Portland, OR 97205-1125  
State: OR  
Zip: 97205-1125  
Professional/Agent (if any): Jessica Lawlis, Dekker / Perrich/ Sabatini  
Address: 7601 Jefferson St NE Suite 100,  
City: Albuquerque  
State: NM  
Zip: 87109

**BRIEF DESCRIPTION OF REQUEST**

Demolition Permit for an existing substandard building on site.

**SITE INFORMATION** (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: LT 16A PLAT OF TRS C, D & LT 16A BLK 41 NMTOWNSITE COMPANY’S ORIGINAL TOWNSITE OF ALBUQUERQUE NM CONT 0.123 AC  
Block:  
Unit:  
Subdivision/Addition: MRGCD Map No.: UPC Code:  
Zone Atlas Page(s): K-14  
Existing Zoning: MX-UD-FB  
Proposed Zoning: MX-UD-FB  
# of Existing Lots:  
# of Proposed Lots:  
Total Area of Site (acres):  

**LOCATION OF PROPERTY BY STREETS**

Site Address/Street: 415 6TH ST/ 611 COAL AVE  
Between: 6th St and: Coal

**CASE HISTORY** (List any current or prior project and case number(s) that may be relevant to your request.)

Signature:  
Printed Name: Jessica Lawlis

**FOR OFFICIAL USE ONLY**

<table>
<thead>
<tr>
<th>Case Numbers</th>
<th>Action</th>
<th>Fees</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Meeting/Hearing Date:  
Staff Signature:  
Date:  
Project #
Form L: Historic Preservation and Landmarks Commission (LC)

Please refer to the LC hearing schedule for public hearing dates and deadlines. Your attendance is required.

A single PDF file of the complete application including all plans and documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

<table>
<thead>
<tr>
<th>Type of Request</th>
<th>Historic Zone or Designation</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐ Alteration</td>
<td>☐ Sign (see note below)</td>
</tr>
<tr>
<td>☑ Demolition</td>
<td>☑ East Downtown – HPO-1</td>
</tr>
<tr>
<td>☐ New Construction</td>
<td>☐ City Landmark Designation</td>
</tr>
<tr>
<td>☑ City Overlay Designation</td>
<td>☑ Eighth &amp; Forrester – HPO-2</td>
</tr>
<tr>
<td>☑ Downtown Neighborhood Area – CPO-3</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Number and Classification of Structures on Property</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐ Downtown Area</td>
</tr>
<tr>
<td>☑ East Downtown – HPO-1</td>
</tr>
<tr>
<td>☑ Downtown Neighborhood Area – CPO-3</td>
</tr>
<tr>
<td>☑ Old Town – HPO-5</td>
</tr>
<tr>
<td>☑ Nob Hill/Highland – CPO-8</td>
</tr>
<tr>
<td>☑ Silver Hill – HPO-6</td>
</tr>
<tr>
<td>☑ City Landmark</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Unclassified Structures:</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑ Residential Property? Yes ☐ No</td>
</tr>
</tbody>
</table>

*PLEASE NOTE: Approval of signs in the overlay zones may also require a sign permit from Zoning in addition to LC approval.

- **HISTORIC CERTIFICATE OF APPROPRIATENESS – MINOR Administrative Decision**
  - All materials indicated on the project drawing checklist and required by the Historic Preservation Planner
  - Letter detailing the scope of the proposal and justifying the request per the criteria in IDO Section 14-16-6-5(D)(3)
  - Letter of authorization from the property owner if application is submitted by an agent
  - Required notices with content per IDO Section 14-16-6-4(K)(6)
  - Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives
  - Sign Posting Agreement

- **INFORMATION REQUIRED FOR ALL LANDMARKS COMMISSION PUBLIC HEARING APPLICATIONS**
  - Interpreter Needed for Hearing? No if yes, indicate language:
  - 02 Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
  - 03 Zone Atlas map with the entire site clearly outlined and labeled
  - 04 Letter of authorization from the property owner if application is submitted by an agent
  - 05 Required notices with content per IDO Section 14-16-6-4(K)(6)
    - A Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
    - B Proof of emailed notice to affected Neighborhood Association representatives
    - C Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing
  - 06 Sign Posting Agreement

- **DEMOLITION OUTSIDE OF HPO Requires Public Hearing**
  - 07 Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
  - 08 Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(B)(3)

- **HISTORIC CERTIFICATE OF APPROPRIATENESS – MAJOR Requires Public Hearing**
  - All materials indicated on the project drawing checklist (8 packets for residential projects or 9 for non-residential or mixed-use)
  - Letter detailing the scope of the proposal and justifying the request per the criteria in IDO Section 14-16-6-(D)(3)

- **HISTORIC DESIGN STANDARDS AND GUIDELINES Requires Public Hearing**
  - Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
  - Proposed Design Standards and Guidelines
  - Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(E)(3)

- **ADOPTION OR AMENDMENT OF HISTORIC DESIGNATION Requires Public Hearing**
  - Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
  - Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(C)(3)

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.

Signature: [Signature]
Printed Name: Jessica Lawlis

FOR OFFICIAL USE ONLY

<table>
<thead>
<tr>
<th>Project Number:</th>
<th>Case Numbers</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Staff Signature: [Signature]
Date: 12.8.20

☐ Applicant or ☑ Agent

Effective 5/17/18
02 PROOF OF PRE-APPLICATION MEETING
REQUEST: Construction of a new 3-4 story veteran facility comprised of 45 housing units.

SITE INFORMATION:

Zone: MX-FB-ID
Use: Commercial Services
Comp Plan Area of: Change
Comp Plan Center: Downtown
Parking: 5-5
Landscaping: 5-6

Size: 0.41
Overlay zone: x
Comp Plan Corridor: x
Comp Plan Center: Downtown
MR Area: Downtown
Street Trees: 5-6(D)(1)

Use Specific Standards: Table 0-1: Allowable and Prohibited Uses in the MX-FB Sub-zones
Dimensional Standards: Table 2-4-11 Dimensional Standards

*Neighborhood Organization/s: Raynolds Addition NA

*This is preliminary information only. Neighborhood Organization information is only accurate when obtained from the Office of Neighborhood Coordination (ONC) at www.cabq.gov/neighborhoods.resources.

PROCESS:

Type of Action: 6-5(G) Site Plan-Administrative
Review and Approval Body: staff
Is this a PRT requirement? No
**NOTES:**

See the Integrated Development Ordinance


**Records requests**

To request a site plan and/or Notice of Decision, please use ABQ Records web page:


Please include the site’s address and the Case Tracking #s (see Zoning Comments) in your request.

**Requests to Inspect Public Records**

Any person may submit their request to inspect public records to the Office of the City Clerk by clicking on the following link to request records using our ABQ Records portal. [https://cabq.nextrequest.com/](https://cabq.nextrequest.com/)

This enables us to respond to requests in the order in which they are received. Plus, it’s a better way to share large files.

- Linda Rumpf, lrumpf@cabq.gov

**Development Services Comments**

Please contact Jay Rodenbeck for information on how to submit files electronically. He can be reached at jrodenbeck@cabq.gov.

**Current Planning Comments**

- Site Plan- Admin- yes
- Comply with MX-FD-ID standards in IDO 2-4(E) including Table 2-4-11 Dimensional Standards and all other design standards within 2-4(E).
- The Site Plan can be submitted to our One Stop Shop, which starts at Building Safety. The # to call is 924-3963.

**Zoning Comments**

Location: 415 6th St SW
Lots: D, Block: 0000, Subdivision: New Mexico Town Companys Original Townsite
Project – Construction of NEW 3-4 stories Veteran Facility – 45 Units
Current Zoning – MX-FB-ID
Area of Change
Previous Zoning – SU-3
Would need to comply with 2-4(E) Mixed-Use – Form-Based Zone District (MX-FB)
Façade Design 2-4(E)(3)(f)
Parking 2-4(E)(3)(g) Parking Table 2-4-13 (Bicycle)
Table 2-4-10 for uses
Table 2-4-11 for Building Height
Deviation to Building Height Table 6-4-2 under General Procedures 6-4(O)
Can request Application at the zoning Counter

Process:
Site Plan Administrative – 6-5(G)

As always, if the applicant has specific questions pertaining to zoning and/or the development standards they are encouraged to reach out to the zoning counter at 505-924-3857 option 1.

Transportation Development comments
For additional information contact Nilo Salgado (924-3630) or Jeanne Wolfenbarger (924-3991)

Curb Cuts
- Follow DPM guidelines for residential and commercial curb cuts.
- Residential curb cut requirements – (12 feet to 22 feet wide for residential, 30 feet only if there is a 3-car garage or parking for RV)
- Location of drive with respect to intersection depends on classification of the street. (See attached table.) Classification of street is according to the Long Range Master Plan developed by MRCOG.

Clear Sight Triangle at Access Points and Intersections
- Clear sight triangle (See attached hand-outs.) Nothing opaque should be in the triangle.

Private Site and Parking Lot Design
- Follow DPM and IDO Guidelines for Site and Parking Lot Design. Current ADA standards must be followed including required number of handicapped parking spaces and drive aisles, ADA access to public right-of-way, and ADA access to on-site buildings.
- See the Traffic Circulation Layout (TCL) Checklist. A TCL is required for any change or addition to a building > 500 sq. ft. or if the parking or circulation is changed. (This includes a repaving of parking lot.) Drawing must be stamped by a registered engineer or architect.
- When developing a parking lot layout, include all dimensioning for construction purposes. Also include all curb, curb ramp and signage details.
- Parking Calculations must be provided and per the requirements in the IDO. Number of vehicular spaces, motorcycle spaces, and bicycle spaces shall be specified and follow IDO requirements.
- Shared access/parking agreement is required if access/parking is shared with parking lot adjacent to site. (This can be established on a plat if submittal of a plat is required or by an agreement.)
- Existing driveways that are not being used are required to be removed and replaced with standard curb and sidewalk to match existing.
Traffic Studies

1. See the Traffic Impact Study (TIS) thresholds. In general, a minimum of 100 vehicles entering or exiting in the peak hour warrants a Traffic Impact Study. Visit with Traffic Engineer for determination, and fill out a TIS Form that states whether one is warranted. In some cases, a trip generation may be requested for determination.

Platting and Public Infrastructure Requirements for Roadways

1. When submitting to DRB, all public roadway improvements that are required shall be shown on an infrastructure list. Public improvements must be included on a public work order set of drawings.
2. All public roadway facilities must be within public right-of-way including the entire width of the public sidewalk, all public curb ramps, overhead utilities, traffic signals and lighting, etc.
3. Curb and sidewalk is required along entire frontage of property. Follow IDO/DPM for specific width requirements.
4. There is a Bikeway Master Plan that is prepared MRCOG which lays out proposed bicycle facilities including bicycle trails, bike lanes, and bike routes. The site would be required to provide such facilities along the site frontage if they have not been constructed yet. Right-of-way dedication would likely be required.
5. For any private access easements on plats, all beneficiaries and maintenance responsibilities must be listed.
6. Due to sight distance concerns and to construct sufficient curb ramps, right-of-way dedication is required to add curves to corners of properties at intersections if they are not already developed. See Table 23.3 of the DPM.
7. Any private structures that are located within public right-of-way such as fences and walls shall either be removed or else a revocable permit with the City is required in which an annual fee is paid per year, based on square footage of the encroachment.

If you would have additional questions or would like to schedule a follow-up conference call meeting please contact Linda Rumpf at lrumpf@cabq.gov
03 ZONE ATLAS MAP
04 LETTER OF AUTHORIZATION
December 9, 2020

Jennifer Facio Maddox  
Dekker/Perich/Sabatini  
7601 Jefferson NE; Suite 100  
Albuquerque, NM 87109

Subject: 611 Coal Ave SE  
Albuquerque, NM 87102

Jennifer,

I hereby give permission to Dekker/Perich/Sabatini to act as agent on behalf of GSL Properties, Inc., GSL Partners, and DBG Properties LLC in submitting plans to the City of Albuquerque for the Demolition Permit for the 6th and Coal Ave Project located at 611 Coal Ave SE, Albuquerque, NM 87102.

Sincerely,

[Signature]

Walter Grodahl  
CEO of GSL Properties Inc.  
Member of GSL Partners  
Managing Member of DBG Properties LLC
05 PROOF OF REQUIRED NOTICES

A. Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
B. Proof of emailed notice to affected Neighborhood Associations
C. Buffer map and list of property owners within 100 feet, notifying letter, and proof of first class mailing
05 PROOF OF REQUIRED NOTICES

A. Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
Dear Applicant,

Please find the neighborhood contact information listed below.

<table>
<thead>
<tr>
<th>Association Name</th>
<th>First Name</th>
<th>Last Name</th>
<th>Email</th>
<th>Address Line 1</th>
<th>Address Line 2</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
<th>Mobile Phone</th>
<th>Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Barelas NA</td>
<td>Alicia</td>
<td>Chavez</td>
<td><a href="mailto:alicia_chavez77@yahoo.com">alicia_chavez77@yahoo.com</a></td>
<td>808 Santa Fe Avenue SW</td>
<td>501 Broadway SE</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87102</td>
<td></td>
<td>5054900854</td>
</tr>
<tr>
<td>Barelas NA</td>
<td>Dorothy</td>
<td>Chavez</td>
<td><a href="mailto:sacas221@hotmail.com">sacas221@hotmail.com</a></td>
<td>912 10th Street SW</td>
<td>880 Broadway SE</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87102</td>
<td></td>
<td>5059183611</td>
</tr>
<tr>
<td>Citizens Information Committee of</td>
<td>Frank</td>
<td>Martinez</td>
<td><a href="mailto:Martinezzine@gmail.com">Martinezzine@gmail.com</a></td>
<td>301 Edith Boulevard NE</td>
<td></td>
<td>Albuquerque</td>
<td>NM</td>
<td>87102</td>
<td></td>
<td>5052435267</td>
</tr>
<tr>
<td>Martineztown</td>
<td>Kristi</td>
<td>Houde</td>
<td><a href="mailto:kris042898@live.com">kris042898@live.com</a></td>
<td>417 Edith Boulevard NE</td>
<td>R8</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87102</td>
<td></td>
<td>5053661439</td>
</tr>
<tr>
<td>Downtown Neighborhoods Association</td>
<td>Holly</td>
<td>Siedert</td>
<td><a href="mailto:char@abqdnainc.com">char@abqdnainc.com</a></td>
<td>408 11th Street NW</td>
<td></td>
<td>Albuquerque</td>
<td>NM</td>
<td>87102</td>
<td></td>
<td>5052435267</td>
</tr>
<tr>
<td>Downtown Neighborhoods Association</td>
<td>Jim</td>
<td>Clark</td>
<td><a href="mailto:treasurer@abqdnainc.com">treasurer@abqdnainc.com</a></td>
<td>416 12th Street NW</td>
<td></td>
<td>Albuquerque</td>
<td>NM</td>
<td>87102</td>
<td></td>
<td>5052435267</td>
</tr>
<tr>
<td>EDo NA Incorporated</td>
<td>John</td>
<td>Fresinger</td>
<td><a href="mailto:john@innovateabq.com">john@innovateabq.com</a></td>
<td>101 Broadway Boulevard NE</td>
<td></td>
<td>Albuquerque</td>
<td>NM</td>
<td>87102</td>
<td>5053011113</td>
<td>5053011113</td>
</tr>
<tr>
<td>EDo NA Incorporated</td>
<td>David</td>
<td>Tanner</td>
<td><a href="mailto:david@contextabq.com">david@contextabq.com</a></td>
<td>244 Edith Boulevard SE</td>
<td></td>
<td>Albuquerque</td>
<td>NM</td>
<td>87102</td>
<td>5052059129</td>
<td></td>
</tr>
<tr>
<td>Huning Highland Historic District Association</td>
<td>Bonnie</td>
<td>Anderson</td>
<td><a href="mailto:andersonbonnie05@gmail.com">andersonbonnie05@gmail.com</a></td>
<td>321 High St. SE</td>
<td></td>
<td>Albuquerque</td>
<td>NM</td>
<td>87102</td>
<td>5052428484</td>
<td></td>
</tr>
<tr>
<td>Huning Highland Historic District Association</td>
<td>Arohn</td>
<td>Carson</td>
<td><a href="mailto:atouisa.carson@gmail.com">atouisa.carson@gmail.com</a></td>
<td>416 Walter SE</td>
<td></td>
<td>Albuquerque</td>
<td>NM</td>
<td>87102</td>
<td>5052421143</td>
<td></td>
</tr>
<tr>
<td>Martineztown Work Group</td>
<td>Loretta</td>
<td>Lopez</td>
<td><a href="mailto:lnjalopez@msn.com">lnjalopez@msn.com</a></td>
<td>1127 Walter NE</td>
<td></td>
<td>Albuquerque</td>
<td>NM</td>
<td>87102</td>
<td>5052707716</td>
<td></td>
</tr>
<tr>
<td>Martineztown Work Group</td>
<td>Rosalie</td>
<td>Martinez</td>
<td><a href="mailto:rosalmartinez08@gmail.com">rosalmartinez08@gmail.com</a></td>
<td>507 Rosemont NE</td>
<td></td>
<td>Albuquerque</td>
<td>NM</td>
<td>87102</td>
<td>5054174004</td>
<td></td>
</tr>
<tr>
<td>Raynolds Addition NA</td>
<td>Margaret</td>
<td>Lopez</td>
<td><a href="mailto:raynoldsneighborhood@gmail.com">raynoldsneighborhood@gmail.com</a></td>
<td>1315 Gold Avenue SW</td>
<td></td>
<td>Albuquerque</td>
<td>NM</td>
<td>87102</td>
<td>5052421478</td>
<td></td>
</tr>
<tr>
<td>Raynolds Addition NA</td>
<td>Stephanie</td>
<td>Elliott</td>
<td><a href="mailto:okeoiot@gmail.com">okeoiot@gmail.com</a></td>
<td>324 14th Street SW</td>
<td></td>
<td>Albuquerque</td>
<td>NM</td>
<td>87102</td>
<td>4053067362</td>
<td></td>
</tr>
<tr>
<td>Silver Platinum Downtown NA</td>
<td>Ronald</td>
<td>Catalas</td>
<td><a href="mailto:rcap-review@silverplatinumdowntown.org">rcap-review@silverplatinumdowntown.org</a></td>
<td>205 Silver Avenue SW</td>
<td>Unit 1</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87102</td>
<td>5053190958</td>
<td>5053190958</td>
</tr>
<tr>
<td>Silver Platinum Downtown NA</td>
<td>Leon</td>
<td>Garcia</td>
<td><a href="mailto:leon@silverplatinumdowntown.org">leon@silverplatinumdowntown.org</a></td>
<td>205 Silver Avenue SW</td>
<td></td>
<td>Albuquerque</td>
<td>NM</td>
<td>87102</td>
<td>5057029339</td>
<td>5057029339</td>
</tr>
<tr>
<td>South Broadway NA</td>
<td>Francisco</td>
<td>Arriaga</td>
<td><a href="mailto:franciscoa@io.com">franciscoa@io.com</a></td>
<td>315 William SE</td>
<td></td>
<td>Albuquerque</td>
<td>NM</td>
<td>87102</td>
<td>5054003473</td>
<td>5052478798</td>
</tr>
<tr>
<td>South Broadway NA</td>
<td>Tiffany</td>
<td>Broadbent</td>
<td><a href="mailto:tiffany.b@io.com">tiffany.b@io.com</a></td>
<td>215 Trumbull SE</td>
<td></td>
<td>Albuquerque</td>
<td>NM</td>
<td>87102</td>
<td>5050742520</td>
<td></td>
</tr>
<tr>
<td>The Lofts @ 610 Central SW Owners Association Incorporated</td>
<td>Gary</td>
<td>Ringworth</td>
<td>g링경원@hoamco.com</td>
<td>8700A Education Place NW</td>
<td></td>
<td>Albuquerque</td>
<td>NM</td>
<td>87114</td>
<td>5058844779</td>
<td></td>
</tr>
<tr>
<td>The Lofts @ 610 Central SW Owners Association Incorporated</td>
<td>Terrin</td>
<td>Krantz</td>
<td><a href="mailto:tavanitage@hotmail.com">tavanitage@hotmail.com</a></td>
<td>610 Central Avenue SW</td>
<td>Unit 3B</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87102</td>
<td>3605102961</td>
<td></td>
</tr>
</tbody>
</table>

You will need to e-mail each of the listed contacts and let them know that you are applying for a permit for your project. You can use this online link to find template language if you’re not sure what information you need to include in your e-mail: https://www.cabq.gov/planning/urban-design-development/public-notice

If your permit application or project requires a neighborhood meeting, you can click on this link to find template language to use in your e-mail notification: http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance

If you have questions about what type of notification is required for your particular project, please click on the link below to see a table of different types of projects and what notification is required for each: http://documents.cabq.gov/planning/DOZDO-Effective-2018-05-17.pdf

Once you have e-mailed the contact individuals in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your permit application and submit it to the Planning Department for approval. PLEASE NOTE: The OMC does not have any jurisdiction over any other aspect of your permit application beyond the neighborhood contact information. We can’t answer questions about sign postings, pre-construction meetings, permit status, site plans, or project plans, so we encourage you to contact the Planning Department at: 505-924-3860 or visit: https://www.cabq.gov/planning/online-planning-permitting-applications with those types of questions.

If your permit or project requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

Thanks,

Delaine L. Carranza
Senior Administrative Assistant
Office of Neighborhood Coordination
Council Services Department
1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102
Public Notice Inquiry For:
Landmarks Commission

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name
JESSICA LAWLIS

Telephone Number
505-659-2674

Email Address
JESSICAL@DPSDESIGN.ORG

Company Name
DPS

Company Address
7601 Jefferson St

City
Albuquerque

State
NM

ZIP
87109

Legal description of the subject site for this project:
LT 16A PLAT OF TRS C, D & LT 16A BLK 41 NMTOWNSITE COMPANY'S ORIGINAL TOWNSITE OF ALBUQUERQUE NM CONT 0 123 AC

Physical address of subject site:
611 COAL AVE SW ALBUQUERQUE NM 87102

Subject site cross streets:
6th and Coal

Other subject site identifiers:
611 COAL AVE SW ALBUQUERQUE NM 87102

This site is located on the following zone atlas page:
K-14

This message has been analyzed by Deep Discovery Email Inspector.
November 18th

Alicia Chavez
808 Santa Fe Avenue SW
Albuquerque, NM 87102

RE: Request for Demolition Permit and Certificate of Appropriateness
Veterans Facility
611 Coal Avenue SW /415 6th Street SW Albuquerque NM 87102

Dear Neighborhood Association Representative,

This letter is to inform you that Dekker/Perich/Sabatini, agent for both the current property owner (DBG Properties LLC) and the entity contemplating purchase of the property (Bernalillo County), is seeking a Demolition Permit and a Certificate of Appropriateness in order to construct a new Veterans’ facility on site. In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, we are providing you with an opportunity to discuss the application.

The subject site currently contains an existing building that has long sat vacant. In the City’s classification of historic properties, he existing building is designated as a contributing property to a non-designated area (i.e., it is not in a designated Historic District). Due to the building’s long vacancy, it is in a state of disrepair and the Code Enforcement division has issued a Substandard Building Violation (14-3-5-12) stating it to be substandard under the provision of the Code. Given the state of the existing structure, the applicant has determined no feasible means of preserving the structure that can produce a reasonable economic return. The applicant is therefore seeking:

- **A Demolition Permit to demolish the existing, substandard structure.** As stated above, the applicant has determined no feasible means of preserving the structure that would produce a viable economic return and is therefore seeking the City’s approval for demolition. Further the City’s code enforcement division has stated in their substandard building violation that if no resolution is found by January 17, 2021, the City will demolish the structure. The applicant and the City staff have been seeking an alternative solution, such as moving the structure to another location, but the challenges of identifying a new site and property owner willing to make the necessary accommodations for the structure make this option challenging, particularly given the state of disrepair of the structure. The applicant will continue to work with the City to determine potential sites for relocation and if a site is found that is feasible, then this request for a demolition permit will be rescinded.

- **A Certificate of Appropriateness** to construct a new veterans’ facility on the site. The proposed facility will be three to four stories in height and accommodate 45 new housing units with associated behavioral health services for U.S. Veterans.

Per the IDO, you have 15 days from the date this letter is mailed, November 18th, 2020, to respond by either (1) requesting a meeting or (2) declining a meeting. If you do not respond within 15 days, you
are waiving the opportunity for a neighborhood meeting. If you would like to request a neighborhood meeting, please contact Jessica Lawlis within the required 15-day period of this mailing date (by December 3rd, 2020) at (505) 761-9700 or by email at JessicaL@dpsdesign.org.

Before submitting our application to the Landmarks Commission, we will send mailed and/or emailed notice as required by IDO Table 6-1-1 to make you aware of the LUCC Hearing date at which time the application will be reviewed and decided on by the City of Albuquerque.

Sincerely,

[Signature]

Jessica Lawlis, Dekker/Perich/Sabatini
Agent for DBG Properties LLC and Bernalillo County

Attachments: Existing Site Images
Preliminary Site Plan & Elevations for Proposed Facility
November 18th

Dorothy Chavez
612 10th Street SW
Albuquerque, NM 87102

RE: Request for Demolition Permit and Certificate of Appropriateness
Veterans Facility
611 Coal Avenue SW /415 6th Street SW Albuquerque NM 87102

Dear Neighborhood Association Representative,

This letter is to inform you that Dekker/Perich/Sabatini, agent for both the current property owner (DBG Properties LLC) and the entity contemplating purchase of the property (Bernalillo County), is seeking a Demolition Permit and a Certificate of Appropriateness in order to construct a new Veterans’ facility on site. In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, we are providing you with an opportunity to discuss the application.

The subject site currently contains an existing building that has long sat vacant. In the City’s classification of historic properties, he existing building is designated as a contributing property to a non-designated area (i.e., it is not in a designated Historic District). Due to the building’s long vacancy, it is in a state of disrepair and the Code Enforcement division has issued a Substandard Building Violation (14-3-5-12) stating it to be substandard under the provision of the Code. Given the state of the existing structure, the applicant has determined no feasible means of preserving the structure that can produce a reasonable economic return. The applicant is therefore seeking:

- **A Demolition Permit to demolish the existing, substandard structure.** As stated above, the applicant has determined no feasible means of preserving the structure that would produce a viable economic return and is therefore seeking the City’s approval for demolition. Further the City’s code enforcement division has stated in their substandard building violation that if no resolution is found by January 17, 2021, the City will demolish the structure. The applicant and the City staff have been seeking an alternative solution, such as moving the structure to another location, but the challenges of identifying a new site and property owner willing to make the necessary accommodations for the structure make this option challenging, particularly given the state of disrepair of the structure. The applicant will continue to work with the City to determine potential sites for relocation and if a site is found that is feasible, then this request for a demolition permit will be rescinded.

- **A Certificate of Appropriateness** to construct a new veterans’ facility on the site. The proposed facility will be three to four stories in height and accommodate 45 new housing units with associated behavioral health services for U.S. Veterans.

Per the IDO, you have 15 days from the date this letter is mailed, November 18th, 2020, to respond by either (1) requesting a meeting or (2) declining a meeting. If you do not respond within 15 days, you
are waiving the opportunity for a neighborhood meeting. If you would like to request a neighborhood meeting, please contact Jessica Lawlis within the required 15-day period of this mailing date (by December 3rd, 2020) at (505)761-9700 or by email at JessicaL@dpsdesign.org.

Before submitting our application to the Landmarks Commission, we will send mailed and/or emailed notice as required by IDO Table 6-1-1 to make you aware of the LUCC Hearing date at which time the application will be reviewed and decided on by the City of Albuquerque.

Sincerely,

Jessica Lawlis, Dekker/Perich/Sabatini
Agent for DBG Properties LLC and Bernalillo County

Attachments: Existing Site Images
Preliminary Site Plan & Elevations for Proposed Facility
Neighborhood Meeting Request
for a Proposed Project in the City of Albuquerque

Date of Request*: 11-18-2020

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Neighborhood Association (NA)*: Barelas NA

Name of NA Representative*: Alicia Chavez, Dorothy Chavez

Email Address* or Mailing Address* of NA Representative1: 808 Santa Fe Avenue SW, 612 10th Street SW

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.2

Email address to respond yes or no: jessical@dpsdesign.org

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

Must be request by December 3rd @ 5pm

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* 611 COAL AVE SW /415 6TH ST SW ALBUQUERQUE NM 87102

   Location Description Northwest corner of 6th and Coal

2. Property Owner* DBG Properties LLC

3. Agent/Applicant* [if applicable] Jessica Lawlis, Dekker / Perich / Sabatini

4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]

   □ Conditional Use Approval
   X Permit Demolition Permit (Carport or Wall/Fence – Major)
   □ Site Plan
   □ Subdivision (Minor or Major)

1 Pursuant to IDO Subsection 14-16-6-4(K)(5)(a), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

2 If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.
CABQ Planning Dept.

Neighborhood Meeting Request Form

[Note: Items with an asterisk (*) are required.]

- Vacation ____________________________ (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Zoning Map Amendment

X Other: Certificate of Appropriateness

Summary of project/request3:
____________________________________________________________________________________
____________________________________________________________________________________

5. This type of application will be decided by*: □ City Staff
   OR at a public meeting or hearing by:
   □ Zoning Hearing Examiner (ZHE)
   □ Development Review Board (DRB)
   X Landmarks Commission (LC)
   □ Environmental Planning Commission (EPC)
   □ City Council

6. Where more information about the project can be found*:  Enclosed within this mailing or by contacting jessical@dpsdesign.org

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*5 K-14

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards will be requested for this project*:
   □ Deviation(s)       □ Variance(s)       □ Waiver(s)
   Explanation:
____________________________________________________________________________________
____________________________________________________________________________________
____________________________________________________________________________________

4. An offer of a Pre-submittal Neighborhood Meeting is required by Table 6-1-1*: X Yes □ No

---

3 Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

4 Address (mailing or email), phone number, or website to be provided by the applicant

5 Available online here: http://data.cabq.gov/business/zoneatlas/
5. *For Site Plan Applications only*, attach site plan showing, at a minimum:
   - a. Location of proposed buildings and landscape areas.*
   - b. Access and circulation for vehicles and pedestrians.*
   - c. Maximum height of any proposed structures, with building elevations.*
   - d. *For residential development*: Maximum number of proposed dwelling units.
   - e. *For non-residential development*:
     - Total gross floor area of proposed project.
     - Gross floor area for each proposed use.

Additional Information:

1. From the IDO Zoning Map:
   - a. Area of Property [typically in acres] 0.409 acres
   - b. IDO Zone District Form-based Infill Development (MX-FB-ID)
   - c. Overlay Zone(s) [if applicable]
   - d. Center or Corridor Area [if applicable] Downtown Center, Area of Change

2. Current Land Use(s) [vacant, if none] Vacant, substandard building

Useful Links

- Integrated Development Ordinance (IDO):
  [https://ido.abc-zone.com/](https://ido.abc-zone.com/)

- IDO Interactive Map
  [https://tinyurl.com/IDOzoningmap](https://tinyurl.com/IDOzoningmap)

CC:

- Barelas NA
- [Other Neighborhood Associations, if any]
- Citizens Information Committee of Martineztown
- Downtown Neighborhoods Association
- EDo NA Incorporated
- Huning Highland Historic District Association
- Martineztown Work Group
- Reynold's Addition NA
- Santa Barbara Martineztown NA
- Silver Platinum Downtown NA
- South Broadway NA
- The Lofts @ 610 Central SW Owners Association Incorporated

---

6 Available here: [https://tinurl.com/idozoningmap](https://tinurl.com/idozoningmap)
November 18th

Frank Martinez
501 Edith Boulevard NE
Albuquerque, NM 87102

RE: Request for Demolition Permit and Certificate of Appropriateness
Veterans Facility
611 Coal Avenue SW /415 6th Street SW Albuquerque NM 87102

Dear Neighborhood Association Representative,

This letter is to inform you that Dekker/Perich/Sabatini, agent for both the current property owner (DBG Properties LLC) and the entity contemplating purchase of the property (Bernalillo County), is seeking a Demolition Permit and a Certificate of Appropriateness in order to construct a new Veterans’ facility on site. In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, we are providing you with an opportunity to discuss the application.

The subject site currently contains an existing building that has long sat vacant. In the City’s classification of historic properties, he existing building is designated as a contributing property to a non-designated area (i.e., it is not in a designated Historic District). Due to the building’s long vacancy, it is in a state of disrepair and the Code Enforcement division has issued a Substandard Building Violation (14-3-5-12) stating it to be substandard under the provision of the Code. Given the state of the existing structure, the applicant has determined no feasible means of preserving the structure that can produce a reasonable economic return. The applicant is therefore seeking:

- **A Demolition Permit to demolish the existing, substandard structure.** As stated above, the applicant has determined no feasible means of preserving the structure that would produce a viable economic return and is therefore seeking the City’s approval for demolition. Further the City’s code enforcement division has stated in their substandard building violation that if no resolution is found by January 17, 2021, the City will demolish the structure. The applicant and the City staff have been seeking an alternative solution, such as moving the structure to another location, but the challenges of identifying a new site and property owner willing to make the necessary accommodations for the structure make this option challenging, particularly given the state of disrepair of the structure. The applicant will continue to work with the City to determine potential sites for relocation and if a site is found that is feasible, then this request for a demolition permit will be rescinded.

- **A Certificate of Appropriateness** to construct a new veterans’ facility on the site. The proposed facility will be three to four stories in height and accommodate 45 new housing units with associated behavioral health services for U.S. Veterans.

Per the IDO, you have 15 days from the date this letter is mailed, November 18th, 2020, to respond by either (1) requesting a meeting or (2) declining a meeting. If you do not respond within 15 days, you
are waiving the opportunity for a neighborhood meeting. If you would like to request a neighborhood meeting, please contact Jessica Lawlis within the required 15-day period of this mailing date (by December 3rd, 2020) at (505)761-9700 or by email at JessicaL@dpsdesign.org.

Before submitting our application to the Landmarks Commission, we will send mailed and/or emailed notice as required by IDO Table 6-1-1 to make you aware of the LUCC Hearing date at which time the application will be reviewed and decided on by the City of Albuquerque.

Sincerely,

[Signature]

Jessica Lawlis, Dekker/Perich/Sabatini
Agent for DBG Properties LLC and Bernalillo County

Attachments: Existing Site Images
Preliminary Site Plan & Elevations for Proposed Facility
November 18th

Kristi Houde
617 Edith Boulevard NE
#8
Albuquerque, NM 87102

RE: Request for Demolition Permit and Certificate of Appropriateness
Veterans Facility
611 Coal Avenue SW /415 6th Street SW Albuquerque NM 87102

Dear Neighborhood Association Representative,

This letter is to inform you that Dekker/Perich/Sabatini, agent for both the current property owner (DBG Properties LLC) and the entity contemplating purchase of the property (Bernalillo County), is seeking a Demolition Permit and a Certificate of Appropriateness in order to construct a new Veterans’ facility on site. In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, we are providing you with an opportunity to discuss the application.

The subject site currently contains an existing building that has long sat vacant. In the City’s classification of historic properties, he existing building is designated as a contributing property to a non-designated area (i.e., it is not in a designated Historic District). Due to the building’s long vacancy, it is in a state of disrepair and the Code Enforcement division has issued a Substandard Building Violation (14-3-5-12) stating it to be substandard under the provision of the Code. Given the state of the existing structure, the applicant has determined no feasible means of preserving the structure that can produce a reasonable economic return. The applicant is therefore seeking:

- **A Demolition Permit to demolish the existing, substandard structure.** As stated above, the applicant has determined no feasible means of preserving the structure that would produce a viable economic return and is therefore seeking the City’s approval for demolition. Further the City’s code enforcement division has stated in their substandard building violation that if no resolution is found by January 17, 2021, the City will demolish the structure. The applicant and the City staff have been seeking an alternative solution, such as moving the structure to another location, but the challenges of identifying a new site and property owner willing to make the necessary accommodations for the structure make this option challenging, particularly given the state of disrepair of the structure. The applicant will continue to work with the City to determine potential sites for relocation and if a site is found that is feasible, then this request for a demolition permit will be rescinded.

- **A Certificate of Appropriateness** to construct a new veterans’ facility on the site. The proposed facility will be three to four stories in height and accommodate 45 new housing units with associated behavioral health services for U.S. Veterans.
Per the IDO, you have 15 days from the date this letter is mailed, November 18th, 2020, to respond by either (1) requesting a meeting or (2) declining a meeting. If you do not respond within 15 days, you are waiving the opportunity for a neighborhood meeting. If you would like to request a neighborhood meeting, please contact Jessica Lawlis within the required 15-day period of this mailing date (by December 3rd, 2020) at (505)761-9700 or by email at JessicaL@dpsdesign.org.

Before submitting our application to the Landmarks Commission, we will send mailed and/or emailed notice as required by IDO Table 6-1-1 to make you aware of the LUCC Hearing date at which time the application will be reviewed and decided on by the City of Albuquerque.

Sincerely,

Jessica Lawlis, Dekker/Perich/Sabatini
Agent for DBG Properties LLC and Bernalillo County

Attachments: Existing Site Images
Preliminary Site Plan & Elevations for Proposed Facility
Neighborhood Meeting Request
for a Proposed Project in the City of Albuquerque

Date of Request*: 11-18-2020

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Neighborhood Association (NA)*: Citizens Information Committee of Martineztown

Name of NA Representative*: Frank Martinez, Kristi Houde

Email Address* or Mailing Address* of NA Representative1: 501 Edith Boulevard NE, 617 Edith Boulevard NE #8

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.2

Email address to respond yes or no: jessical@dpsdesign.org

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

Must be request by December 3rd @ 5pm

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* 611 COAL AVE SW /415 6TH ST SW ALBUQUERQUE NM 87102

Location Description Northwest corner of 6th and Coal

2. Property Owner* DBG Properties LLC

3. Agent/Applicant* [if applicable] Jessica Lawlis, Dekker / Perich / Sabatini

4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
   □ Conditional Use Approval
   X Permit Demolition Permit (Carport or Wall/Fence – Major)
   □ Site Plan
   □ Subdivision (Minor or Major)

1 Pursuant to IDO Subsection 14-16-6-4(K)(5)(a), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

2 If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.
[Note: Items with an asterisk (*) are required.]

☐ Vacation ____________________________ (Easement/Private Way or Public Right-of-way)
☐ Variance
☐ Waiver
☐ Zoning Map Amendment
X Other: Certificate of Appropriateness

Summary of project/request:
Demolition of the existing structure, which has been condemned by the City, and the construction of a new 3-4 story veteran facility comprised of 45 housing units.

5. This type of application will be decided by:
☐ City Staff
OR at a public meeting or hearing by:
☐ Zoning Hearing Examiner (ZHE)
☐ Development Review Board (DRB)
X Landmarks Commission (LC)
☐ Environmental Planning Commission (EPC)
☐ City Council

6. Where more information about the project can be found:
Enclosed within this mailing or by contacting jessical@dpsdesign.org

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)  

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards will be requested for this project:
☐ Deviation(s)    ☐ Variance(s)    ☐ Waiver(s)
Explanation:

4. An offer of a Pre-submittal Neighborhood Meeting is required by Table 6-1-1: X Yes    ☐ No

---

3 Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.
4 Address (mailing or email), phone number, or website to be provided by the applicant
5 Available online here: http://data.cabq.gov/business/zoneatlas/
5. **For Site Plan Applications only**, attach site plan showing, at a minimum:

- a. Location of proposed buildings and landscape areas.*
- b. Access and circulation for vehicles and pedestrians.*
- c. Maximum height of any proposed structures, with building elevations.*
- d. **For residential development**: Maximum number of proposed dwelling units.*
- e. **For non-residential development**: Total gross floor area of proposed project.
- Total gross floor area for each proposed use.

### Additional Information:

1. From the IDO Zoning Map:

   - a. Area of Property [typically in acres] 0.409 acres
   - b. IDO Zone District: Form-based Infill Development (MX-FB-ID)
   - c. Overlay Zone(s) [if applicable]
   - d. Center or Corridor Area [if applicable] Downtown Center, Area of Change

2. Current Land Use(s) [vacant, if none] Vacant, substandard building

### Useful Links

- Integrated Development Ordinance (IDO):
  [https://ido.abc-zone.com/](https://ido.abc-zone.com/)
- IDO Interactive Map
  [https://tinyurl.com/IDOzoningmap](https://tinyurl.com/IDOzoningmap)

### CC:

- Barelas NA
- Citizens Information Committee of Martineztown
- Downtown Neighborhoods Association
- EDo NA Incorporated
- Huning Highland Historic District Association
- Martineztown Work Group
- Raynolds Addition NA
- Santa Barbara Martineztown NA
- Silver Platinum Downtown NA
- South Broadway NA
- The Lofts @ 610 Central SW Owners Association Incorporated

---

6 Available here: [https://tinurl.com/idozoningmap](https://tinurl.com/idozoningmap)
November 18th

Holly Siebert
408 11th Street NW
Albuquerque, NM 87102

RE: Request for Demolition Permit and Certificate of Appropriateness
Veterans Facility
611 Coal Avenue SW /415 6th Street SW Albuquerque NM 87102

Dear Neighborhood Association Representative,

This letter is to inform you that Dekker/Perich/Sabatini, agent for both the current property owner (DBG Properties LLC) and the entity contemplating purchase of the property (Bernalillo County), is seeking a Demolition Permit and a Certificate of Appropriateness in order to construct a new Veterans’ facility on site. In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, we are providing you with an opportunity to discuss the application.

The subject site currently contains an existing building that has long sat vacant. In the City’s classification of historic properties, he existing building is designated as a contributing property to a non-designated area (i.e., it is not in a designated Historic District). Due to the building’s long vacancy, it is in a state of disrepair and the Code Enforcement division has issued a Substandard Building Violation (14-3-5-12) stating it to be substandard under the provision of the Code. Given the state of the existing structure, the applicant has determined no feasible means of preserving the structure that can produce a reasonable economic return. The applicant is therefore seeking:

- **A Demolition Permit to demolish the existing, substandard structure.** As stated above, the applicant has determined no feasible means of preserving the structure that would produce a viable economic return and is therefore seeking the City’s approval for demolition. Further the City’s code enforcement division has stated in their substandard building violation that if no resolution is found by January 17, 2021, the City will demolish the structure. The applicant and the City staff have been seeking an alternative solution, such as moving the structure to another location, but the challenges of identifying a new site and property owner willing to make the necessary accommodations for the structure make this option challenging, particularly given the state of disrepair of the structure. The applicant will continue to work with the City to determine potential sites for relocation and if a site is found that is feasible, then this request for a demolition permit will be rescinded.

- **A Certificate of Appropriateness** to construct a new veterans’ facility on the site. The proposed facility will be three to four stories in height and accommodate 45 new housing units with associated behavioral health services for U.S. Veterans.

Per the IDO, you have 15 days from the date this letter is mailed, November 18th, 2020, to respond by either (1) requesting a meeting or (2) declining a meeting. If you do not respond within 15 days, you
are waiving the opportunity for a neighborhood meeting. If you would like to request a neighborhood meeting, please contact Jessica Lawlis within the required 15-day period of this mailing date (by December 3rd, 2020) at (505)761-9700 or by email at JessicaL@dpsdesign.org.

Before submitting our application to the Landmarks Commission, we will send mailed and/or emailed notice as required by IDO Table 6-1-1 to make you aware of the LUCC Hearing date at which time the application will be reviewed and decided on by the City of Albuquerque.

Sincerely,

Jessica Lawlis, Dekker/Perich/Sabatini
Agent for DBG Properties LLC and Bernalillo County

Attachments: Existing Site Images
Preliminary Site Plan & Elevations for Proposed Facility
Dear Neighborhood Association Representative,

This letter is to inform you that Dekker/Perich/Sabatini, agent for both the current property owner (DBG Properties LLC) and the entity contemplating purchase of the property (Bernalillo County), is seeking a Demolition Permit and a Certificate of Appropriateness in order to construct a new Veterans’ facility on site. In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, we are providing you with an opportunity to discuss the application.

The subject site currently contains an existing building that has long sat vacant. In the City’s classification of historic properties, the existing building is designated as a contributing property to a non-designated area (i.e., it is not in a designated Historic District). Due to the building’s long vacancy, it is in a state of disrepair and the Code Enforcement division has issued a Substandard Building Violation (14-3-5-12) stating it to be substandard under the provision of the Code. Given the state of the existing structure, the applicant has determined no feasible means of preserving the structure that can produce a reasonable economic return. The applicant is therefore seeking:

- **A Demolition Permit to demolish the existing, substandard structure.** As stated above, the applicant has determined no feasible means of preserving the structure that would produce a viable economic return and is therefore seeking the City’s approval for demolition. Further the City’s code enforcement division has stated in their substandard building violation that if no resolution is found by January 17, 2021, the City will demolish the structure. The applicant and the City staff have been seeking an alternative solution, such as moving the structure to another location, but the challenges of identifying a new site and property owner willing to make the necessary accommodations for the structure make this option challenging, particularly given the state of disrepair of the structure. The applicant will continue to work with the City to determine potential sites for relocation and if a site is found that is feasible, then this request for a demolition permit will be rescinded.

- **A Certificate of Appropriateness** to construct a new veterans’ facility on the site. The proposed facility will be three to four stories in height and accommodate 45 new housing units with associated behavioral health services for U.S. Veterans.

Per the IDO, you have 15 days from the date this letter is mailed, November 18th, 2020, to respond by either (1) requesting a meeting or (2) declining a meeting. If you do not respond within 15 days, you
are waiving the opportunity for a neighborhood meeting. If you would like to request a neighborhood meeting, please contact Jessica Lawlis within the required 15-day period of this mailing date (by December 3rd, 2020) at (505)761-9700 or by email at JessicaL@dpsdesign.org.

Before submitting our application to the Landmarks Commission, we will send mailed and/or emailed notice as required by IDO Table 6-1-1 to make you aware of the LUCC Hearing date at which time the application will be reviewed and decided on by the City of Albuquerque.

Sincerely,

Jessica Lawlis, Dekker/Perich/Sabatini
Agent for DBG Properties LLC and Bernalillo County

Attachments: Existing Site Images
Preliminary Site Plan & Elevations for Proposed Facility
Neighborhood Meeting Request
for a Proposed Project in the City of Albuquerque

Date of Request*: 11-18-2020

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Neighborhood Association (NA)*: ___________________________________________

Name of NA Representative*: ___________________________________________

Email Address* or Mailing Address* of NA Representative1: ______________________________________________________________________

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.2

Email address to respond yes or no: ________________________________________________

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* ______________________________________________________
   Location Description __________________________________________________________________

2. Property Owner* ________________________________________________________________

3. Agent/Applicant* [if applicable] __________________________________________________

4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]

   □ Conditional Use Approval
   X Permit Demolition Permit (Carport or Wall/Fence – Major)
   □ Site Plan
   □ Subdivision (Minor or Major)

1 Pursuant to IDO Subsection 14-16-6-4(K)(5)(a), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

2 If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

CABQ Planning Dept. 1
Printed 11/1/2020
Neighborhood Meeting Request Form
Vacation ____________________________ (Easement/Private Way or Public Right-of-way)
Variance
Waiver
Zoning Map Amendment
X Other: Certificate of Appropriateness

Summary of project/request:
Demolition of the existing structure, which has been condemned by the City, and the construction of a new 3-4 story veteran facility comprised of 45 housing units.

5. This type of application will be decided by:
   - City Staff
   - Zoning Hearing Examiner (ZHE)
   - Development Review Board (DRB)
   - Landmarks Commission (LC)
   - Environmental Planning Commission (EPC)
   - City Council

6. Where more information about the project can be found:
   Enclosed within this mailing or by contacting jessical@dpsdesign.org

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s) K-14
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project:
   - Deviation(s)
   - Variance(s)
   - Waiver(s)

   Explanation:
   __________________________________________________________
   __________________________________________________________
   __________________________________________________________

4. An offer of a Pre-submittal Neighborhood Meeting is required by Table 6-1-1: X Yes  □ No

---

3 Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.
4 Address (mailing or email), phone number, or website to be provided by the applicant
5 Available online here: http://data.cabq.gov/business/zoneatlas/
5. **For Site Plan Applications only**, attach site plan showing, at a minimum:
   - □ a. Location of proposed buildings and landscape areas.*
   - □ b. Access and circulation for vehicles and pedestrians.*
   - □ c. Maximum height of any proposed structures, with building elevations.*
   - □ d. **For residential development**: Maximum number of proposed dwelling units.
   - □ e. **For non-residential development**:
     - □ Total gross floor area of proposed project.
     - □ Gross floor area for each proposed use.

**Additional Information:**

1. From the IDO Zoning Map:
   - a. **Area of Property [typically in acres]** 0.409 acres
   - b. **IDO Zone District** [Form-based Infill Development (MX-FB-ID)]
   - c. **Overlay Zone(s) [if applicable]**
   - d. **Center or Corridor Area [if applicable]** [Downtown Center, Area of Change]

2. **Current Land Use(s) [vacant, if none]** Vacant, substandard building

**Useful Links**

- Integrated Development Ordinance (IDO):
  [https://ido.abc-zone.com/](https://ido.abc-zone.com/)

- **IDO Interactive Map**
  [https://tinyurl.com/IDOzoningmap](https://tinyurl.com/IDOzoningmap)

**CC:**

- Barelas NA
- Citizens Information Committee of Martineztown
- Downtown Neighborhoods Association
- EDo NA Incorporated
- Huning Highland Historic District Association
- Martineztown Work Group
- Raynolds Addition NA
- Santa Barbara Martineztown NA
- Silver Platinum Downtown NA
- South Broadway NA
- The Lofts @ 610 Central SW Owners Association Incorporated

---

6 Available here: [https://tinurl.com/idozoningmap](https://tinurl.com/idozoningmap)
November 18th

John Freisinger
101 Broadway Boulevard NE
Albuquerque, NM 87102

RE: Request for Demolition Permit and Certificate of Appropriateness
Veterans Facility
611 Coal Avenue SW /415 6th Street SW Albuquerque NM 87102

Dear Neighborhood Association Representative,

This letter is to inform you that Dekker/Perich/Sabatini, agent for both the current property owner (DBG Properties LLC) and the entity contemplating purchase of the property (Bernalillo County), is seeking a Demolition Permit and a Certificate of Appropriateness in order to construct a new Veterans’ facility on site. In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, we are providing you with an opportunity to discuss the application.

The subject site currently contains an existing building that has long sat vacant. In the City’s classification of historic properties, he existing building is designated as a contributing property to a non-designated area (i.e., it is not in a designated Historic District). Due to the building’s long vacancy, it is in a state of disrepair and the Code Enforcement division has issued a Substandard Building Violation (14-3-5-12) stating it to be substandard under the provision of the Code. Given the state of the existing structure, the applicant has determined no feasible means of preserving the structure that can produce a reasonable economic return. The applicant is therefore seeking:

- **A Demolition Permit to demolish the existing, substandard structure.** As stated above, the applicant has determined no feasible means of preserving the structure that would produce a viable economic return and is therefore seeking the City’s approval for demolition. Further the City’s code enforcement division has stated in their substandard building violation that if no resolution is found by January 17, 2021, the City will demolish the structure. The applicant and the City staff have been seeking an alternative solution, such as moving the structure to another location, but the challenges of identifying a new site and property owner willing to make the necessary accommodations for the structure make this option challenging, particularly given the state of disrepair of the structure. The applicant will continue to work with the City to determine potential sites for relocation and if a site is found that is feasible, then this request for a demolition permit will be rescinded.

- **A Certificate of Appropriateness** to construct a new veterans’ facility on the site. The proposed facility will be three to four stories in height and accommodate 45 new housing units with associated behavioral health services for U.S. Veterans.

Per the IDO, you have 15 days from the date this letter is mailed, November 18th, 2020, to respond by either (1) requesting a meeting or (2) declining a meeting. If you do not respond within 15 days, you
are waiving the opportunity for a neighborhood meeting. If you would like to request a neighborhood meeting, please contact Jessica Lawlis within the required 15-day period of this mailing date (by December 3rd, 2020) at (505)761-9700 or by email at JessicaL@dpsdesign.org.

Before submitting our application to the Landmarks Commission, we will send mailed and/or emailed notice as required by IDO Table 6-1-1 to make you aware of the LUCC Hearing date at which time the application will be reviewed and decided on by the City of Albuquerque.

Sincerely,

[Signature]

Jessica Lawlis, Dekker/Perich/Sabatini
Agent for DBG Properties LLC and Bernalillo County

Attachments: Existing Site Images
Preliminary Site Plan & Elevations for Proposed Facility
November 18th

David Tanner
124 Edith Boulevard SE
Albuquerque, NM 87102

RE: Request for Demolition Permit and Certificate of Appropriateness
Veterans Facility
611 Coal Avenue SW / 415 6th Street SW Albuquerque NM 87102

Dear Neighborhood Association Representative,

This letter is to inform you that Dekker/Perich/Sabatini, agent for both the current property owner (DBG Properties LLC) and the entity contemplating purchase of the property (Bernalillo County), is seeking a Demolition Permit and a Certificate of Appropriateness in order to construct a new Veterans’ facility on site. In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, we are providing you with an opportunity to discuss the application.

The subject site currently contains an existing building that has long sat vacant. In the City’s classification of historic properties, he existing building is designated as a contributing property to a non-designated area (i.e., it is not in a designated Historic District). Due to the building’s long vacancy, it is in a state of disrepair and the Code Enforcement division has issued a Substandard Building Violation (14-3-5-12) stating it to be substandard under the provision of the Code. Given the state of the existing structure, the applicant has determined no feasible means of preserving the structure that can produce a reasonable economic return. The applicant is therefore seeking:

- **A Demolition Permit to demolish the existing, substandard structure.** As stated above, the applicant has determined no feasible means of preserving the structure that would produce a viable economic return and is therefore seeking the City’s approval for demolition. Further the City’s code enforcement division has stated in their substandard building violation that if no resolution is found by January 17, 2021, the City will demolish the structure. The applicant and the City staff have been seeking an alternative solution, such as moving the structure to another location, but the challenges of identifying a new site and property owner willing to make the necessary accommodations for the structure make this option challenging, particularly given the state of disrepair of the structure. The applicant will continue to work with the City to determine potential sites for relocation and if a site is found that is feasible, then this request for a demolition permit will be rescinded.

- **A Certificate of Appropriateness** to construct a new veterans’ facility on the site. The proposed facility will be three to four stories in height and accommodate 45 new housing units with associated behavioral health services for U.S. Veterans.

Per the IDO, you have 15 days from the date this letter is mailed, November 18th, 2020, to respond by either (1) requesting a meeting or (2) declining a meeting. If you do not respond within 15 days, you
are waiving the opportunity for a neighborhood meeting. If you would like to request a neighborhood meeting, please contact Jessica Lawlis within the required 15-day period of this mailing date (by December 3rd, 2020) at (505)761-9700 or by email at JessicaL@dpsdesign.org.

Before submitting our application to the Landmarks Commission, we will send mailed and/or emailed notice as required by IDO Table 6-1-1 to make you aware of the LUCC Hearing date at which time the application will be reviewed and decided on by the City of Albuquerque.

Sincerely,

Jessica Lawlis, Dekker/Perich/Sabatini
Agent for DBG Properties LLC and Bernalillo County

Attachments: Existing Site Images
Preliminary Site Plan & Elevations for Proposed Facility
Neighborhood Meeting Request
for a Proposed Project in the City of Albuquerque

Date of Request*: 11-18-2020

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K) Public Notice** to:

Neighborhood Association (NA)*: EDo NA Incorporated

Name of NA Representative*: John Freisinger, David Tanner

Email Address* or Mailing Address* of NA Representative1: 101 Broadway Boulevard NE, 124 Edith Boulevard SE

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.2

   Email address to respond yes or no: jessical@dpsdesign.org

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

   Meeting Date / Time / Location:
   Must be request by December 3rd @ 5pm

---

Project Information Required by **IDO Subsection 14-16-6-4(K)(1)(a)**

1. Subject Property Address* 611 COAL AVE SW /415 6TH ST SW ALBUQUERQUE NM 87102
   Location Description  Northwest corner of 6th and Coal

2. Property Owner* DBG Properties LLC

3. Agent/Applicant* [if applicable] Jessica Lawlis, Dekker / Perich / Sabatini

4. Application(s) Type* per IDO **Table 6-1-1** [mark all that apply]
   - Conditional Use Approval
   - Permit **Demolition Permit** (Carport or Wall/Fence – Major)
   - Site Plan
   - Subdivision (Minor or Major)

---

1 Pursuant to **IDO Subsection 14-16-6-4(K)(5)(a)**, email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

2 If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.
CABQ Planning Dept.
2
Printed 11/1/2020

Neighborhood Meeting Request Form

☑  Vacation ____________________________ (Easement/Private Way or Public Right-of-way)
☐  Variance
☐  Waiver
☐  Zoning Map Amendment
☒  Other: Certificate of Appropriateness

Summary of project/request3*

Demolition of the existing structure, which has been condemned by the City, and the construction of a new 3-4 story veteran facility comprised of 45 housing units.

5. This type of application will be decided by*: ☐ City Staff
   OR at a public meeting or hearing by:
   ☐ Zoning Hearing Examiner (ZHE)
   ☐ Development Review Board (DRB)
   ☒ Landmarks Commission (LC)
   ☐ Environmental Planning Commission (EPC)
   ☐ City Council

6. Where more information about the project can be found*: Enclosed within this mailing or by contacting jessical@dpsdesign.org

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*5 ☐ K-14

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards will be requested for this project*:
   ☐ Deviation(s)   ☐ Variance(s)   ☐ Waiver(s)

Explanation:

__________________________________________________________________________
__________________________________________________________________________
__________________________________________________________________________

4. An offer of a Pre-submittal Neighborhood Meeting is required by Table 6-1-1*: ☒ Yes  ☐ No

---

3 Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.
4 Address (mailing or email), phone number, or website to be provided by the applicant
5 Available online here: http://data.cabq.gov/business/zoneatlas/
5. **For Site Plan Applications only**, attach site plan showing, at a minimum:
   - a. Location of proposed buildings and landscape areas.
   - b. Access and circulation for vehicles and pedestrians.
   - c. Maximum height of any proposed structures, with building elevations.
   - d. **For residential development**: Maximum number of proposed dwelling units.
   - e. **For non-residential development**:
     - Total gross floor area of proposed project.
     - Gross floor area for each proposed use.

**Additional Information:**

1. From the IDO Zoning Map:
   - a. Area of Property [typically in acres] 0.409 acres
   - b. IDO Zone District Form-based Infill Development (MX-FB-ID)
   - c. Overlay Zone(s) [if applicable]
   - d. Center or Corridor Area [if applicable] Downtown Center, Area of Change

2. Current Land Use(s) [vacant, if none] Vacant, substandard building

**Useful Links**

- Integrated Development Ordinance (IDO): [https://ido.abc-zone.com/](https://ido.abc-zone.com/)
- IDO Interactive Map [https://tinyurl.com/IDOzoningmap](https://tinyurl.com/IDOzoningmap)

**CC:**

Barelas NA
Citizens Information Committee of Martineztown
Downtown Neighborhoods Association
EDo NA Incorporated
Huning Highland Historic District Association
Martineztown Work Group
Raynolds Addition NA
Santa Barbara Martineztown NA
Silver Platinum Downtown NA
South Broadway NA
The Lofts @ 610 Central SW Owners Association Incorporated

---

6 Available here: [https://tinurl.com/idozoningmap](https://tinurl.com/idozoningmap)
November 18th

Bonnie Anderson
321 High St. SE
Albuquerque, NM 87102

RE: Request for Demolition Permit and Certificate of Appropriateness
Veterans Facility
611 Coal Avenue SW /415 6th Street SW Albuquerque NM 87102

Dear Neighborhood Association Representative,

This letter is to inform you that Dekker/Perich/Sabatini, agent for both the current property owner (DBG Properties LLC) and the entity contemplating purchase of the property (Bernalillo County), is seeking a Demolition Permit and a Certificate of Appropriateness in order to construct a new Veterans’ facility on site. In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, we are providing you with an opportunity to discuss the application.

The subject site currently contains an existing building that has long sat vacant. In the City’s classification of historic properties, he existing building is designated as a contributing property to a non-designated area (i.e., it is not in a designated Historic District). Due to the building’s long vacancy, it is in a state of disrepair and the Code Enforcement division has issued a Substandard Building Violation (14-3-5-12) stating it to be substandard under the provision of the Code. Given the state of the existing structure, the applicant has determined no feasible means of preserving the structure that can produce a reasonable economic return. The applicant is therefore seeking:

- **A Demolition Permit to demolish the existing, substandard structure.** As stated above, the applicant has determined no feasible means of preserving the structure that would produce a viable economic return and is therefore seeking the City’s approval for demolition. Further the City’s code enforcement division has stated in their substandard building violation that if no resolution is found by January 17, 2021, the City will demolish the structure. The applicant and the City staff have been seeking an alternative solution, such as moving the structure to another location, but the challenges of identifying a new site and property owner willing to make the necessary accommodations for the structure make this option challenging, particularly given the state of disrepair of the structure. The applicant will continue to work with the City to determine potential sites for relocation and if a site is found that is feasible, then this request for a demolition permit will be rescinded.

- **A Certificate of Appropriateness** to construct a new veterans’ facility on the site. The proposed facility will be three to four stories in height and accommodate 45 new housing units with associated behavioral health services for U.S. Veterans.

Per the IDO, you have 15 days from the date this letter is mailed, November 18th, 2020, to respond by either (1) requesting a meeting or (2) declining a meeting. If you do not respond within 15 days, you
are waiving the opportunity for a neighborhood meeting. If you would like to request a neighborhood meeting, please contact Jessica Lawlis within the required 15-day period of this mailing date (by December 3rd, 2020) at (505)761-9700 or by email at JessicaL@dpsdesign.org.

Before submitting our application to the Landmarks Commission, we will send mailed and/or emailed notice as required by IDO Table 6-1-1 to make you aware of the LUCC Hearing date at which time the application will be reviewed and decided on by the City of Albuquerque.

Sincerely,

Jessica Lawlis, Dekker/Perich/Sabatini
Agent for DBG Properties LLC and Bernalillo County

*Attachments: Existing Site Images
  Preliminary Site Plan & Elevations for Proposed Facility*
Dear Neighborhood Association Representative,

This letter is to inform you that Dekker/Perich/Sabatini, agent for both the current property owner (DBG Properties LLC) and the entity contemplating purchase of the property (Bernalillo County), is seeking a Demolition Permit and a Certificate of Appropriateness in order to construct a new Veterans’ facility on site. In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, we are providing you with an opportunity to discuss the application.

The subject site currently contains an existing building that has long sat vacant. In the City’s classification of historic properties, he existing building is designated as a contributing property to a non-designated area (i.e., it is not in a designated Historic District). Due to the building’s long vacancy, it is in a state of disrepair and the Code Enforcement division has issued a Substandard Building Violation (14-3-5-12) stating it to be substandard under the provision of the Code. Given the state of the existing structure, the applicant has determined no feasible means of preserving the structure that can produce a reasonable economic return. The applicant is therefore seeking:

- **A Demolition Permit to demolish the existing, substandard structure.** As stated above, the applicant has determined no feasible means of preserving the structure that would produce a viable economic return and is therefore seeking the City’s approval for demolition. Further the City’s code enforcement division has stated in their substandard building violation that if no resolution is found by January 17, 2021, the City will demolish the structure. The applicant and the City staff have been seeking an alternative solution, such as moving the structure to another location, but the challenges of identifying a new site and property owner willing to make the necessary accommodations for the structure make this option challenging, particularly given the state of disrepair of the structure. The applicant will continue to work with the City to determine potential sites for relocation and if a site is found that is feasible, then this request for a demolition permit will be rescinded.

- **A Certificate of Appropriateness** to construct a new veterans’ facility on the site. The proposed facility will be three to four stories in height and accommodate 45 new housing units with associated behavioral health services for U.S. Veterans.

Per the IDO, you have 15 days from the date this letter is mailed, November 18th, 2020, to respond by either (1) requesting a meeting or (2) declining a meeting. If you do not respond within 15 days, you
are waiving the opportunity for a neighborhood meeting. If you would like to request a neighborhood meeting, please contact Jessica Lawlis within the required 15-day period of this mailing date (by December 3rd, 2020) at (505)761-9700 or by email at JessicaL@dpsdesign.org.

Before submitting our application to the Landmarks Commission, we will send mailed and/or emailed notice as required by IDO Table 6-1-1 to make you aware of the LUCC Hearing date at which time the application will be reviewed and decided on by the City of Albuquerque.

Sincerely,

Jessica Lawlis, Dekker/Perich/Sabatini
Agent for DBG Properties LLC and Bernalillo County

Attachments: Existing Site Images
Preliminary Site Plan & Elevations for Proposed Facility
Neighborhood Meeting Request
for a Proposed Project in the City of Albuquerque

Date of Request*: 11-18-2020

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Neighborhood Association (NA)*: Huning Highland Historic District Association

Name of NA Representative*: Bonnie Anderson, Ann Carson

Email Address* or Mailing Address* of NA Representative1: 321 High St. SE, 416 Walter SE

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.2

Email address to respond yes or no: jessical@dpsdesign.org

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* 611 COAL AVE SW /415 6TH ST SW ALBUQUERQUE NM 87102
   Location Description Northwest corner of 6th and Coal

2. Property Owner* DBG Properties LLC

3. Agent/Applicant* [if applicable] Jessica Lawlis, Dekker / Perich / Sabatini

4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
   - Conditional Use Approval
   - Permit Demolition Permit (Carport or Wall/Fence – Major)
   - Site Plan
   - Subdivision (Minor or Major)

1 Pursuant to IDO Subsection 14-16-6-4(K)(5)(a), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

2 If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

CABQ Planning Dept. 1 Printed 11/1/2020
Neighborhood Meeting Request Form
CABQ Planning Dept.

Neighborhood Meeting Request Form

1. Zone Atlas Page(s)*K-14

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the
   proposed application, as relevant*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards will be requested for this project*:
   □ Deviation(s)      □ Variance(s)      □ Waiver(s)
   Explanation:

5. This type of application will be decided by*: □ City Staff
   OR at a public meeting or hearing by:
   □ Zoning Hearing Examiner (ZHE)        □ Development Review Board (DRB)
   X Landmarks Commission (LC)             □ Environmental Planning Commission (EPC)
   □ City Council

6. Where more information about the project can be found*: Enclosed within this mailing or by contacting jessical@dpsdesign.org

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

4. An offer of a Pre-submittal Neighborhood Meeting is required by Table 6-1-1*: X Yes □ No

Note: Items with an asterisk (*) are required.

* Attach additional information, as needed to explain the project/request. Note that information
   provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient
   information for discussion of concerns and opportunities.

* Address (mailing or email), phone number, or website to be provided by the applicant

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
   - □ a. Location of proposed buildings and landscape areas.*
   - □ b. Access and circulation for vehicles and pedestrians.*
   - □ c. Maximum height of any proposed structures, with building elevations.*
   - □ d. **For residential development***: Maximum number of proposed dwelling units.
   - □ e. **For non-residential development***:
     - □ Total gross floor area of proposed project.
     - □ Gross floor area for each proposed use.

**Additional Information:**

1. From the IDO Zoning Map:
   - a. Area of Property [typically in acres] 0.409 acres
   - b. IDO Zone District Form-based Infill Development (MX-FB-ID)
   - c. Overlay Zone(s) [if applicable] ____________________________
   - d. Center or Corridor Area [if applicable] Downtown Center, Area of Change

2. Current Land Use(s) [vacant, if none] Vacant, substandard building

**Useful Links**

Integrated Development Ordinance (IDO):
https://ido.abc-zone.com/

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

Cc: Barelas NA
Citizens Information Committee of Martineztown
Downtown Neighborhoods Association
EDo NA Incorporated
Huning Highland Historic District Association
Martineztown Work Group
Raynolds Addition NA
Santa Barbara Martineztown NA
Silver Platinum Downtown NA
South Broadway NA
The Lofts @ 610 Central SW Owners Association Incorporated

---

* Available here: https://tinurl.com/idozoningmap
November 18th

Loretta Naranjo Lopez
1127 Walter NE
Albuquerque, NM 87102

RE: Request for Demolition Permit and Certificate of Appropriateness
Veterans Facility
611 Coal Avenue SW /415 6th Street SW Albuquerque NM 87102

Dear Neighborhood Association Representative,

This letter is to inform you that Dekker/Perich/Sabatini, agent for both the current property owner (DBG Properties LLC) and the entity contemplating purchase of the property (Bernalillo County), is seeking a Demolition Permit and a Certificate of Appropriateness in order to construct a new Veterans’ facility on site. In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, we are providing you with an opportunity to discuss the application.

The subject site currently contains an existing building that has long sat vacant. In the City’s classification of historic properties, he existing building is designated as a contributing property to a non-designated area (i.e., it is not in a designated Historic District). Due to the building’s long vacancy, it is in a state of disrepair and the Code Enforcement division has issued a Substandard Building Violation (14-3-5-12) stating it to be substandard under the provision of the Code. Given the state of the existing structure, the applicant has determined no feasible means of preserving the structure that can produce a reasonable economic return. The applicant is therefore seeking:

- **A Demolition Permit to demolish the existing, substandard structure.** As stated above, the applicant has determined no feasible means of preserving the structure that would produce a viable economic return and is therefore seeking the City’s approval for demolition. Further the City’s code enforcement division has stated in their substandard building violation that if no resolution is found by January 17, 2021, the City will demolish the structure. The applicant and the City staff have been seeking an alternative solution, such as moving the structure to another location, but the challenges of identifying a new site and property owner willing to make the necessary accommodations for the structure make this option challenging, particularly given the state of disrepair of the structure. The applicant will continue to work with the City to determine potential sites for relocation and if a site is found that is feasible, then this request for a demolition permit will be rescinded.

- **A Certificate of Appropriateness** to construct a new veterans’ facility on the site. The proposed facility will be three to four stories in height and accommodate 45 new housing units with associated behavioral health services for U.S. Veterans.

Per the IDO, you have 15 days from the date this letter is mailed, November 18th, 2020, to respond by either (1) requesting a meeting or (2) declining a meeting. If you do not respond within 15 days, you
are waiving the opportunity for a neighborhood meeting. If you would like to request a neighborhood meeting, please contact Jessica Lawlis within the required 15-day period of this mailing date (by December 3rd, 2020) at (505)761-9700 or by email at JessicaL@dpsdesign.org.

Before submitting our application to the Landmarks Commission, we will send mailed and/or emailed notice as required by IDO Table 6-1-1 to make you aware of the LUCC Hearing date at which time the application will be reviewed and decided on by the City of Albuquerque.

Sincerely,

Jessica Lawlis, Dekker/Perich/Sabatini
Agent for DBG Properties LLC and Bernalillo County

Attachments: Existing Site Images
Preliminary Site Plan & Elevations for Proposed Facility
Dear Neighborhood Association Representative,

This letter is to inform you that Dekker/Perich/Sabatini, agent for both the current property owner (DBG Properties LLC) and the entity contemplating purchase of the property (Bernalillo County), is seeking a Demolition Permit and a Certificate of Appropriateness in order to construct a new Veterans’ facility on site. In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, we are providing you with an opportunity to discuss the application.

The subject site currently contains an existing building that has long sat vacant. In the City’s classification of historic properties, he existing building is designated as a contributing property to a non-designated area (i.e., it is not in a designated Historic District). Due to the building’s long vacancy, it is in a state of disrepair and the Code Enforcement division has issued a Substandard Building Violation (14-3-5-12) stating it to be substandard under the provision of the Code. Given the state of the existing structure, the applicant has determined no feasible means of preserving the structure that can produce a reasonable economic return. The applicant is therefore seeking:

- **A Demolition Permit to demolish the existing, substandard structure.** As stated above, the applicant has determined no feasible means of preserving the structure that would produce a viable economic return and is therefore seeking the City’s approval for demolition. Further the City’s code enforcement division has stated in their substandard building violation that if no resolution is found by January 17, 2021, the City will demolish the structure. The applicant and the City staff have been seeking an alternative solution, such as moving the structure to another location, but the challenges of identifying a new site and property owner willing to make the necessary accommodations for the structure make this option challenging, particularly given the state of disrepair of the structure. The applicant will continue to work with the City to determine potential sites for relocation and if a site is found that is feasible, then this request for a demolition permit will be rescinded.

- **A Certificate of Appropriateness** to construct a new veterans’ facility on the site. The proposed facility will be three to four stories in height and accommodate 45 new housing units with associated behavioral health services for U.S. Veterans.

Per the IDO, you have 15 days from the date this letter is mailed, November 18th, 2020, to respond by either (1) requesting a meeting or (2) declining a meeting. If you do not respond within 15 days, you
are waiving the opportunity for a neighborhood meeting. If you would like to request a neighborhood meeting, please contact Jessica Lawlis within the required 15-day period of this mailing date (by December 3rd, 2020) at (505)761-9700 or by email at JessicaL@dpsdesign.org.

Before submitting our application to the Landmarks Commission, we will send mailed and/or emailed notice as required by IDO Table 6-1-1 to make you aware of the LUCC Hearing date at which time the application will be reviewed and decided on by the City of Albuquerque.

Sincerely,

Jessica Lawlis, Dekker/Perich/Sabatini
Agent for DBG Properties LLC and Bernalillo County

Attachments: Existing Site Images
Preliminary Site Plan & Elevations for Proposed Facility
Neighborhood Meeting Request
for a Proposed Project in the City of Albuquerque

Date of Request*: 11-18-2020

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Neighborhood Association (NA)*: Martineztown Work Group

Name of NA Representative*: Loretta Naranjo Lopez, Rosalie Martinez

Email Address* or Mailing Address* of NA Representative1: __________________________

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.2

Email address to respond yes or no: jessical@dpsdesign.org

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* 611 COAL AVE SW / 415 6TH ST SW ALBUQUERQUE NM 87102
   Location Description  Northwest corner of 6th and Coal

2. Property Owner* DBG Properties LLC

3. Agent/Applicant* [if applicable] Jessica Lawlis, Dekker / Perich / Sabatini

4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
   □ Conditional Use Approval
   X Permit ___________________________________________ (Carport or Wall/Fence – Major)
   □ Site Plan
   □ Subdivision ________________________________________ (Minor or Major)

1 Pursuant to IDO Subsection 14-16-6-4(K)(5)(a), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

2 If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

CABQ Planning Dept. 1 Printed 11/1/2020
Neighborhood Meeting Request Form
[Note: Items with an asterisk (*) are required.]

- Vacation ____________________________ (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Zoning Map Amendment

X Other: Certificate of Appropriateness

Summary of project/request:
Demolition of the existing structure, which has been condemned by the City, and the construction of a new 3-4 story veteran facility comprised of 45 housing units.

5. This type of application will be decided by:
   - City Staff
   OR at a public meeting or hearing by:
   - Zoning Hearing Examiner (ZHE)
   - Development Review Board (DRB)
   X Landmarks Commission (LC)
   - Environmental Planning Commission (EPC)
   - City Council

6. Where more information about the project can be found:
   Enclosed within this mailing or by contacting jessical@dpsdesign.org

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards will be requested for this project:
   - Deviation(s)
   - Variance(s)
   - Waiver(s)

   Explanation:

4. An offer of a Pre-submittal Neighborhood Meeting is required by Table 6-1-1:
   - Yes  X
   - No

---

3 Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

4 Address (mailing or email), phone number, or website to be provided by the applicant

5. *For Site Plan Applications only*, attach site plan showing, at a minimum:

- Location of proposed buildings and landscape areas.
- Access and circulation for vehicles and pedestrians.
- Maximum height of any proposed structures, with building elevations.
- *For residential development*: Maximum number of proposed dwelling units.
- *For non-residential development*:
  - Total gross floor area of proposed project.
  - Gross floor area for each proposed use.

**Additional Information:**

1. From the IDO Zoning Map:
   - Area of Property [typically in acres] ____________
   - IDO Zone District ________________
   - Overlay Zone(s) [if applicable] ________________
   - Center or Corridor Area [if applicable] ________________

2. Current Land Use(s) [vacant, if none] ________________

**Useful Links**

- IDO Interactive Map: https://tinyurl.com/IDOzoningmap

**CC:**

- Barelas NA
- Citizens Information Committee of Martineztown
- Downtown Neighborhoods Association
- EDo NA Incorporated
- Huning Highland Historic District Association
- Martineztown Work Group
- Raynolds Addition NA
- Santa Barbara Martineztown NA
- Silver Platinum Downtown NA
- South Broadway NA
- The Lofts @ 610 Central SW Owners Association Incorporated

[^6]: Available here: https://tinurl.com/idozoningmap
November 18th

Margaret Lopez
1315 Gold Avenue SW
Albuquerque, NM 87102

RE: Request for Demolition Permit and Certificate of Appropriateness
Veterans Facility
611 Coal Avenue SW / 415 6th Street SW Albuquerque NM 87102

Dear Neighborhood Association Representative,

This letter is to inform you that Dekker/Perich/Sabatini, agent for both the current property owner (DBG Properties LLC) and the entity contemplating purchase of the property (Bernalillo County), is seeking a Demolition Permit and a Certificate of Appropriateness in order to construct a new Veterans’ facility on site. In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, we are providing you with an opportunity to discuss the application.

The subject site currently contains an existing building that has long sat vacant. In the City’s classification of historic properties, the existing building is designated as a contributing property to a non-designated area (i.e., it is not in a designated Historic District). Due to the building’s long vacancy, it is in a state of disrepair and the Code Enforcement division has issued a Substandard Building Violation (14-3-5-12) stating it to be substandard under the provision of the Code. Given the state of the existing structure, the applicant has determined no feasible means of preserving the structure that can produce a reasonable economic return. The applicant is therefore seeking:

- **A Demolition Permit to demolish the existing, substandard structure.** As stated above, the applicant has determined no feasible means of preserving the structure that would produce a viable economic return and is therefore seeking the City’s approval for demolition. Further the City’s code enforcement division has stated in their substandard building violation that if no resolution is found by January 17, 2021, the City will demolish the structure. The applicant and the City staff have been seeking an alternative solution, such as moving the structure to another location, but the challenges of identifying a new site and property owner willing to make the necessary accommodations for the structure make this option challenging, particularly given the state of disrepair of the structure. The applicant will continue to work with the City to determine potential sites for relocation and if a site is found that is feasible, then this request for a demolition permit will be rescinded.

- **A Certificate of Appropriateness** to construct a new veterans’ facility on the site. The proposed facility will be three to four stories in height and accommodate 45 new housing units with associated behavioral health services for U.S. Veterans.

Per the IDO, you have 15 days from the date this letter is mailed, November 18th, 2020, to respond by either (1) requesting a meeting or (2) declining a meeting. If you do not respond within 15 days, you
are waiving the opportunity for a neighborhood meeting. If you would like to request a neighborhood meeting, please contact Jessica Lawlis within the required 15-day period of this mailing date (by December 3rd, 2020) at (505)761-9700 or by email at JessicaL@dpsdesign.org.

Before submitting our application to the Landmarks Commission, we will send mailed and/or emailed notice as required by IDO Table 6-1-1 to make you aware of the LUCC Hearing date at which time the application will be reviewed and decided on by the City of Albuquerque.

Sincerely,

Jessica Lawlis, Dekker/Perich/Sabatini
Agent for DBG Properties LLC and Bernalillo County

Attachments: Existing Site Images
  Preliminary Site Plan & Elevations for Proposed Facility
November 18th

Stephanie Elliot
324 14th Street SW
Albuquerque, NM 87102

RE: Request for Demolition Permit and Certificate of Appropriateness
Veterans Facility
611 Coal Avenue SW /415 6th Street SW Albuquerque NM 87102

Dear Neighborhood Association Representative,

This letter is to inform you that Dekker/Perich/Sabatini, agent for both the current property owner (DBG Properties LLC) and the entity contemplating purchase of the property (Bernalillo County), is seeking a Demolition Permit and a Certificate of Appropriateness in order to construct a new Veterans’ facility on site. In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, we are providing you with an opportunity to discuss the application.

The subject site currently contains an existing building that has long sat vacant. In the City’s classification of historic properties, he existing building is designated as a contributing property to a non-designated area (i.e., it is not in a designated Historic District). Due to the building’s long vacancy, it is in a state of disrepair and the Code Enforcement division has issued a Substandard Building Violation (14-3-5-12) stating it to be substandard under the provision of the Code. Given the state of the existing structure, the applicant has determined no feasible means of preserving the structure that can produce a reasonable economic return. The applicant is therefore seeking:

- **A Demolition Permit to demolish the existing, substandard structure.** As stated above, the applicant has determined no feasible means of preserving the structure that would produce a viable economic return and is therefore seeking the City’s approval for demolition. Further the City’s code enforcement division has stated in their substandard building violation that if no resolution is found by January 17, 2021, the City will demolish the structure. The applicant and the City staff have been seeking an alternative solution, such as moving the structure to another location, but the challenges of identifying a new site and property owner willing to make the necessary accommodations for the structure make this option challenging, particularly given the state of disrepair of the structure. The applicant will continue to work with the City to determine potential sites for relocation and if a site is found that is feasible, then this request for a demolition permit will be rescinded.

- **A Certificate of Appropriateness** to construct a new veterans’ facility on the site. The proposed facility will be three to four stories in height and accommodate 45 new housing units with associated behavioral health services for U.S. Veterans.

Per the IDO, you have 15 days from the date this letter is mailed, November 18th, 2020, to respond by either (1) requesting a meeting or (2) declining a meeting. If you do not respond within 15 days, you
are waiving the opportunity for a neighborhood meeting. If you would like to request a neighborhood meeting, please contact Jessica Lawlis within the required 15-day period of this mailing date (by December 3rd, 2020) at (505)761-9700 or by email at JessicaL@dpsdesign.org.

Before submitting our application to the Landmarks Commission, we will send mailed and/or emailed notice as required by IDO Table 6-1-1 to make you aware of the LUCC Hearing date at which time the application will be reviewed and decided on by the City of Albuquerque.

Sincerely,

Jessica Lawlis, Dekker/Perich/Sabatini
Agent for DBG Properties LLC and Bernalillo County

Attachments: Existing Site Images
Preliminary Site Plan & Elevations for Proposed Facility
Neighborhood Meeting Request
for a Proposed Project in the City of Albuquerque

Date of Request*: 11-18-2020

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Neighborhood Association (NA)*: Raynolds Addition NA

Name of NA Representative*: Margaret Lopez, Stephanie Elliot

Email Address* or Mailing Address* of NA Representative: 1315 Gold Avenue SW, 324 14th Street SW

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.2

Email address to respond yes or no: jessical@dpsdesign.org

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

Must be request by December 3rd @ 5pm

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address*: 611 COAL AVE SW /415 6TH ST SW ALBUQUERQUE NM 87102

Location Description: Northwest corner of 6th and Coal

2. Property Owner*: DBG Properties LLC

3. Agent/Applicant* [if applicable] Jessica Lawlis, Dekker / Perich / Sabatini

4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]

☐ Conditional Use Approval

☒ Permit Demolition Permit (Carport or Wall/Fence – Major)

☐ Site Plan

☐ Subdivision Subdivision (Minor or Major)

1 Pursuant to IDO Subsection 14-16-6-4(K)(5)(a), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

2 If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.
[Note: Items with an asterisk (*) are required.]

- Vacation ____________________________ (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Zoning Map Amendment

X Other: **Certificate of Appropriateness**

Summary of project/request:

Demolition of the existing structure, which has been condemned by the City, and the construction of a new 3-4 story veteran facility comprised of 45 housing units.

5. This type of application will be decided by*: □ City Staff

OR at a public meeting or hearing by:

□ Zoning Hearing Examiner (ZHE) □ Development Review Board (DRB)

X Landmarks Commission (LC) □ Environmental Planning Commission (EPC)

□ City Council

6. Where more information about the project can be found*: Enclosed within this mailing or by contacting jessical@dpsdesign.org

**Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):**

1. Zone Atlas Page(s)*5  K-14

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards will be requested for this project*:

□ Deviation(s) □ Variance(s) □ Waiver(s)

Explanation:

__________________________________________________________________________

__________________________________________________________________________

__________________________________________________________________________

4. An offer of a Pre-submittal Neighborhood Meeting is required by **Table 6-1-1**: X Yes □ No

---

3 Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

4 Address (mailing or email), phone number, or website to be provided by the applicant

5. **For Site Plan Applications only**, attach site plan showing, at a minimum:
   - a. Location of proposed buildings and landscape areas. *
   - b. Access and circulation for vehicles and pedestrians. *
   - c. Maximum height of any proposed structures, with building elevations. *
   - d. **For residential development**: Maximum number of proposed dwelling units.
   - e. **For non-residential development**:
     - Total gross floor area of proposed project.
     - Gross floor area for each proposed use.

**Additional Information:**

1. From the IDO Zoning Map:
   - a. Area of Property *[typically in acres]* 0.409 acres
   - b. IDO Zone District Form-based Infill Development (MX-FB-ID)
   - c. Overlay Zone(s) *[if applicable]*
   - d. Center or Corridor Area *[if applicable]* Downtown Center, Area of Change

2. Current Land Use(s) *[vacant, if none]* Vacant, substandard building

---

**Useful Links**

**Integrated Development Ordinance (IDO):**

[https://ido.abc-zone.com/](https://ido.abc-zone.com/)

**IDO Interactive Map**

[https://tinyurl.com/IDOzoningmap](https://tinyurl.com/IDOzoningmap)

**CC:**

Barelas NA
Citizens Information Committee of Martineztown
Downtown Neighborhoods Association
EDo NA Incorporated
Huning Highland Historic District Association
Martineztown Work Group
Raynolds Addition NA
Santa Barbara Martineztown NA
Silver Platinum Downtown NA
South Broadway NA
The Lofts @ 610 Central SW Owners Association Incorporated

---

6 Available here: [https://tinurl.com/idozoningmap](https://tinurl.com/idozoningmap)
Dear Neighborhood Association Representative,

This letter is to inform you that Dekker/Perich/Sabatini, agent for both the current property owner (DBG Properties LLC) and the entity contemplating purchase of the property (Bernalillo County), is seeking a Demolition Permit and a Certificate of Appropriateness in order to construct a new Veterans’ facility on site. In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, we are providing you with an opportunity to discuss the application.

The subject site currently contains an existing building that has long sat vacant. In the City’s classification of historic properties, he existing building is designated as a contributing property to a non-designated area (i.e., it is not in a designated Historic District). Due to the building’s long vacancy, it is in a state of disrepair and the Code Enforcement division has issued a Substandard Building Violation (14-3-5-12) stating it to be substandard under the provision of the Code. Given the state of the existing structure, the applicant has determined no feasible means of preserving the structure that can produce a reasonable economic return. The applicant is therefore seeking:

- **A Demolition Permit to demolish the existing, substandard structure.** As stated above, the applicant has determined no feasible means of preserving the structure that would produce a viable economic return and is therefore seeking the City’s approval for demolition. Further the City’s code enforcement division has stated in their substandard building violation that if no resolution is found by January 17, 2021, the City will demolish the structure. The applicant and the City staff have been seeking an alternative solution, such as moving the structure to another location, but the challenges of identifying a new site and property owner willing to make the necessary accommodations for the structure make this option challenging, particularly given the state of disrepair of the structure. The applicant will continue to work with the City to determine potential sites for relocation and if a site is found that is feasible, then this request for a demolition permit will be rescinded.

- **A Certificate of Appropriateness** to construct a new veterans’ facility on the site. The proposed facility will be three to four stories in height and accommodate 45 new housing units with associated behavioral health services for U.S. Veterans.

Per the IDO, you have 15 days from the date this letter is mailed, November 18th, 2020, to respond by either (1) requesting a meeting or (2) declining a meeting. If you do not respond within 15 days, you
are waiving the opportunity for a neighborhood meeting. If you would like to request a neighborhood meeting, please contact Jessica Lawlis within the required 15-day period of this mailing date (by December 3rd, 2020) at (505)761-9700 or by email at JessicaL@dpsdesign.org.

Before submitting our application to the Landmarks Commission, we will send mailed and/or emailed notice as required by IDO Table 6-1-1 to make you aware of the LUCC Hearing date at which time the application will be reviewed and decided on by the City of Albuquerque.

Sincerely,

Jessica Lawlis, Dekker/Perich/Sabatini
Agent for DBG Properties LLC and Bernalillo County

Attachments: Existing Site Images
Preliminary Site Plan & Elevations for Proposed Facility
November 18th

Loretta Naranjo Lopez
1127 Walter NE
Albuquerque, NM 87102

RE: Request for Demolition Permit and Certificate of Appropriateness
Veterans Facility
611 Coal Avenue SW / 415 6th Street SW Albuquerque NM 87102

Dear Neighborhood Association Representative,

This letter is to inform you that Dekker/Perich/Sabatini, agent for both the current property owner (DBG Properties LLC) and the entity contemplating purchase of the property (Bernalillo County), is seeking a Demolition Permit and a Certificate of Appropriateness in order to construct a new Veterans’ facility on site. In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, we are providing you with an opportunity to discuss the application.

The subject site currently contains an existing building that has long sat vacant. In the City’s classification of historic properties, he existing building is designated as a contributing property to a non-designated area (i.e., it is not in a designated Historic District). Due to the building’s long vacancy, it is in a state of disrepair and the Code Enforcement division has issued a Substandard Building Violation (14-3-5-12) stating it to be substandard under the provision of the Code. Given the state of the existing structure, the applicant has determined no feasible means of preserving the structure that can produce a reasonable economic return. The applicant is therefore seeking:

- **A Demolition Permit to demolish the existing, substandard structure.** As stated above, the applicant has determined no feasible means of preserving the structure that would produce a viable economic return and is therefore seeking the City’s approval for demolition. Further the City’s code enforcement division has stated in their substandard building violation that if no resolution is found by January 17, 2021, the City will demolish the structure. The applicant and the City staff have been seeking an alternative solution, such as moving the structure to another location, but the challenges of identifying a new site and property owner willing to make the necessary accommodations for the structure make this option challenging, particularly given the state of disrepair of the structure. The applicant will continue to work with the City to determine potential sites for relocation and if a site is found that is feasible, then this request for a demolition permit will be rescinded.

- **A Certificate of Appropriateness** to construct a new veterans’ facility on the site. The proposed facility will be three to four stories in height and accommodate 45 new housing units with associated behavioral health services for U.S. Veterans.

Per the IDO, you have 15 days from the date this letter is mailed, November 18th, 2020, to respond by either (1) requesting a meeting or (2) declining a meeting. If you do not respond within 15 days, you
are waiving the opportunity for a neighborhood meeting. If you would like to request a neighborhood meeting, please contact Jessica Lawlis within the required 15-day period of this mailing date (by December 3rd, 2020) at (505)761-9700 or by email at JessicaL@dpsdesign.org.

Before submitting our application to the Landmarks Commission, we will send mailed and/or emailed notice as required by IDO Table 6-1-1 to make you aware of the LUCC Hearing date at which time the application will be reviewed and decided on by the City of Albuquerque.

Sincerely,

Jessica Lawlis, Dekker/Perich/Sabatini
Agent for DBG Properties LLC and Bernalillo County

**Attachments:** Existing Site Images

_Preliminary Site Plan & Elevations for Proposed Facility_
Neighborhood Meeting Request
for a Proposed Project in the City of Albuquerque

Date of Request*: 11-18-2020

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Neighborhood Association (NA)*: Santa Barbara Martineztown NA
Name of NA Representative*: Ian Colburn, Loretta Naranjo Lopez
Email Address* or Mailing Address* of NA Representative: 1002 Arno NE, 1127 Walter NE

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.2

Email address to respond yes or no: jessical@dpsdesign.org

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:
Must be request by December 3rd @ 5pm

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address*: 611 COAL AVE SW / 415 6TH ST SW ALBUQUERQUE NM 87102
Location Description: Northwest corner of 6th and Coal

2. Property Owner*: DBG Properties LLC

3. Agent/Applicant* [if applicable]: Jessica Lawlis, Dekker / Perich / Sabatini

4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
   - □ Conditional Use Approval
   - X Permit Demolition Permit (Carport or Wall/Fence – Major)
   - □ Site Plan
   - □ Subdivision (Minor or Major)

1 Pursuant to IDO Subsection 14-16-6-4(K)(5)(a), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

2 If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.
[Note: Items with an asterisk (*) are required.]

- Vacation ____________________________ (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Zoning Map Amendment

X Other: Certificate of Appropriateness

Summary of project/request:

Demolition of the existing structure, which has been condemned by the City, and the construction of a new 3-4 story veteran facility comprised of 45 housing units.

5. This type of application will be decided by:
   - [ ] City Staff
   - OR at a public meeting or hearing by:
     - [ ] Zoning Hearing Examiner (ZHE)
     - [ ] Development Review Board (DRB)
     - X Landmarks Commission (LC)
     - [ ] Environmental Planning Commission (EPC)
     - [ ] City Council

6. Where more information about the project can be found:
   - Enclosed within this mailing or by contacting jessical@dpsdesign.org

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards will be requested for this project:
   - [ ] Deviation(s)
   - [ ] Variance(s)
   - [ ] Waiver(s)

Explanation:

________________________________________________________________________

____________________________________________________________________________

____________________________________________________________________________

4. An offer of a Pre-submittal Neighborhood Meeting is required by Table 6-1-1:
   - X Yes
   - [ ] No

---

3 Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.
4 Address (mailing or email), phone number, or website to be provided by the applicant
5. *For Site Plan Applications only*, attach site plan showing, at a minimum:
   - a. Location of proposed buildings and landscape areas.
   - b. Access and circulation for vehicles and pedestrians.
   - c. Maximum height of any proposed structures, with building elevations.
   - d. *For residential development*: Maximum number of proposed dwelling units.
   - e. *For non-residential development*:
     - Total gross floor area of proposed project.
     - Gross floor area for each proposed use.

Additional Information:

1. From the IDO Zoning Map:
   - a. Area of Property [typically in acres] 0.409 acres
   - b. IDO Zone District Form-based Infill Development (MX-FB-ID)
   - c. Overlay Zone(s) [if applicable]
   - d. Center or Corridor Area [if applicable] Downtown Center, Area of Change

2. Current Land Use(s) [vacant, if none] Vacant, substandard building

Useful Links

Integrated Development Ordinance (IDO):
https://ido.abc-zone.com/

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

CC: Barelas NA
Citizens Information Committee of Martinetztown
Downtown Neighborhoods Association
EDo NA Incorporated
Huning Highland Historic District Association
Martinetztown Work Group
Raynolds Addition NA
Santa Barbara Martinetztown NA
Silver Platinum Downtown NA
South Broadway NA
The Lofts @ 610 Central SW Owners Association Incorporated

6 Available here: https://tinurl.com/idozoningmap
November 18th

Ronald Casias  
205 Silver Avenue SW  
#428  
Albuquerque, NM 87102

RE: Request for Demolition Permit and Certificate of Appropriateness  
Veterans Facility  
611 Coal Avenue SW /415 6th Street SW Albuquerque NM 87102

Dear Neighborhood Association Representative,

This letter is to inform you that Dekker/Perich/Sabatini, agent for both the current property owner (DBG Properties LLC) and the entity contemplating purchase of the property (Bernalillo County), is seeking a Demolition Permit and a Certificate of Appropriateness in order to construct a new Veterans’ facility on site. In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, we are providing you with an opportunity to discuss the application.

The subject site currently contains an existing building that has long sat vacant. In the City’s classification of historic properties, he existing building is designated as a contributing property to a non-designated area (i.e., it is not in a designated Historic District). Due to the building’s long vacancy, it is in a state of disrepair and the Code Enforcement division has issued a Substandard Building Violation (14-3-5-12) stating it to be substandard under the provision of the Code. Given the state of the existing structure, the applicant has determined no feasible means of preserving the structure that can produce a reasonable economic return. The applicant is therefore seeking:

- **A Demolition Permit to demolish the existing, substandard structure.** As stated above, the applicant has determined no feasible means of preserving the structure that would produce a viable economic return and is therefore seeking the City’s approval for demolition. Further the City’s code enforcement division has stated in their substandard building violation that if no resolution is found by January 17, 2021, the City will demolish the structure. The applicant and the City staff have been seeking an alternative solution, such as moving the structure to another location, but the challenges of identifying a new site and property owner willing to make the necessary accommodations for the structure make this option challenging, particularly given the state of disrepair of the structure. The applicant will continue to work with the City to determine potential sites for relocation and if a site is found that is feasible, then this request for a demolition permit will be rescinded.

- **A Certificate of Appropriateness** to construct a new veterans’ facility on the site. The proposed facility will be three to four stories in height and accommodate 45 new housing units with associated behavioral health services for U.S. Veterans.
Per the IDO, you have 15 days from the date this letter is mailed, November 18th, 2020, to respond by either (1) requesting a meeting or (2) declining a meeting. If you do not respond within 15 days, you are waiving the opportunity for a neighborhood meeting. If you would like to request a neighborhood meeting, please contact Jessica Lawlis within the required 15-day period of this mailing date (by December 3rd, 2020) at (505)761-9700 or by email at JessicaL@dpsdesign.org.

Before submitting our application to the Landmarks Commission, we will send mailed and/or emailed notice as required by IDO Table 6-1-1 to make you aware of the LUCC Hearing date at which time the application will be reviewed and decided on by the City of Albuquerque.

Sincerely,

Jessica Lawlis, Dekker/Perich/Sabatini
Agent for DBG Properties LLC and Bernalillo County

Attachments: Existing Site Images
Preliminary Site Plan & Elevations for Proposed Facility
November 18th

Leon Garcia
205 Silver Avenue SW
#419
Albuquerque, NM 87102

RE: Request for Demolition Permit and Certificate of Appropriateness
Veterans Facility
611 Coal Avenue SW /415 6th Street SW Albuquerque NM 87102

Dear Neighborhood Association Representative,

This letter is to inform you that Dekker/Perich/Sabatini, agent for both the current property owner (DBG Properties LLC) and the entity contemplating purchase of the property (Bernalillo County), is seeking a Demolition Permit and a Certificate of Appropriateness in order to construct a new Veterans’ facility on site. In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, we are providing you with an opportunity to discuss the application.

The subject site currently contains an existing building that has long sat vacant. In the City’s classification of historic properties, he existing building is designated as a contributing property to a non-designated area (i.e., it is not in a designated Historic District). Due to the building’s long vacancy, it is in a state of disrepair and the Code Enforcement division has issued a Substandard Building Violation (14-3-5-12) stating it to be substandard under the provision of the Code. Given the state of the existing structure, the applicant has determined no feasible means of preserving the structure that can produce a reasonable economic return. The applicant is therefore seeking:

- **A Demolition Permit to demolish the existing, substandard structure.** As stated above, the applicant has determined no feasible means of preserving the structure that would produce a viable economic return and is therefore seeking the City’s approval for demolition. Further the City’s code enforcement division has stated in their substandard building violation that if no resolution is found by January 17, 2021, the City will demolish the structure. The applicant and the City staff have been seeking an alternative solution, such as moving the structure to another location, but the challenges of identifying a new site and property owner willing to make the necessary accommodations for the structure make this option challenging, particularly given the state of disrepair of the structure. The applicant will continue to work with the City to determine potential sites for relocation and if a site is found that is feasible, then this request for a demolition permit will be rescinded.

- **A Certificate of Appropriateness** to construct a new veterans’ facility on the site. The proposed facility will be three to four stories in height and accommodate 45 new housing units with associated behavioral health services for U.S. Veterans.
Per the IDO, you have 15 days from the date this letter is mailed, November 18th, 2020, to respond by either (1) requesting a meeting or (2) declining a meeting. If you do not respond within 15 days, you are waiving the opportunity for a neighborhood meeting. If you would like to request a neighborhood meeting, please contact Jessica Lawlis within the required 15-day period of this mailing date (by December 3rd, 2020) at (505)761-9700 or by email at JessicaL@dpsdesign.org.

Before submitting our application to the Landmarks Commission, we will send mailed and/or emailed notice as required by IDO Table 6-1-1 to make you aware of the LUCC Hearing date at which time the application will be reviewed and decided on by the City of Albuquerque.

Sincerely,

![Signature]

Jessica Lawlis, Dekker/Perich/Sabatini
Agent for DBG Properties LLC and Bernalillo County

*Attachments: Existing Site Images*

*Preliminary Site Plan & Elevations for Proposed Facility*
Neighborhood Meeting Request
for a Proposed Project in the City of Albuquerque

Date of Request*: 11-18-2020

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Neighborhood Association (NA)*: Silver Platinum Downtown NA
Name of NA Representative*: Ronald Casias, Leon Garcia
Email Address* or Mailing Address* of NA Representative1: 205 Silver Avenue SW #428, 205 Silver Avenue SW # 419

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.2

Email address to respond yes or no: jessical@dpsdesign.org

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:
Must be request by December 3rd @ 5pm

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* 611 COAL AVE SW /415 6TH ST SW ALBUQUERQUE NM 87102
   Location Description  Northwest corner of 6th and Coal

2. Property Owner* DBG Properties LLC

3. Agent/Applicant* [if applicable] Jessica Lawlis, Dekker / Perich / Sabatini

4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
   □ Conditional Use Approval
   X Permit Demolition Permit (Carport or Wall/Fence – Major)
   □ Site Plan
   □ Subdivision (Minor or Major)

---

1 Pursuant to IDO Subsection 14-16-6-4(K)(5)(a), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

2 If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.
[Note: Items with an asterisk (*) are required.]

□ Vacation ____________________________ (Easement/Private Way or Public Right-of-way)
□ Variance
□ Waiver
□ Zoning Map Amendment
X Other: **Certificate of Appropriateness**

Summary of project/request:

Demolition of the existing structure, which has been condemned by the City, and the construction of a new 3-4 story veteran facility comprised of 45 housing units.

5. This type of application will be decided by:
   □ City Staff
   OR at a public meeting or hearing by:
   □ Zoning Hearing Examiner (ZHE)
   □ Development Review Board (DRB)
   X Landmarks Commission (LC)
   □ Environmental Planning Commission (EPC)
   □ City Council

6. Where more information about the project can be found:

   Enclosed within this mailing or by contacting jessical@dpsdesign.org

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s) K-14

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant:
   Attached to notice or provided via website noted above

3. The following exceptions to IDO standards will be requested for this project:
   □ Deviation(s) □ Variance(s) □ Waiver(s)

   Explanation:

   ________________________________________________________________
   ________________________________________________________________
   ________________________________________________________________

4. An offer of a Pre-submittal Neighborhood Meeting is required by Table 6-1-1:

   X Yes □ No

---

3 Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

4 Address (mailing or email), phone number, or website to be provided by the applicant

5. **For Site Plan Applications only**, attach site plan showing, at a minimum:

- a. Location of proposed buildings and landscape areas.
- b. Access and circulation for vehicles and pedestrians.
- c. Maximum height of any proposed structures, with building elevations.
- d. **For residential development**: Maximum number of proposed dwelling units.
- e. **For non-residential development**:
  - Total gross floor area of proposed project.
  - Gross floor area for each proposed use.

**Additional Information:**

1. From the IDO Zoning Map:
   - a. Area of Property [typically in acres] 0.409 acres
   - b. IDO Zone District Form-based Infill Development (MX-FB-ID)
   - c. Overlay Zone(s) [if applicable]
   - d. Center or Corridor Area [if applicable] Downtown Center, Area of Change

2. Current Land Use(s) [vacant, if none] Vacant, substandard building

**Useful Links**

- Integrated Development Ordinance (IDO): [https://ido.abc-zone.com/](https://ido.abc-zone.com/)
- IDO Interactive Map [https://tinyurl.com/IDOzoningmap](https://tinyurl.com/IDOzoningmap)

**CC:**

Barelas NA
Citizens Information Committee of Martineztown
Downtown Neighborhoods Association
EDo NA Incorporated
Huning Highland Historic District Association
Martineztown Work Group
Raynolds Addition NA
Santa Barbara Martineztown NA
Silver Platinum Downtown NA
South Broadway NA
The Lofts @ 610 Central SW Owners Association Incorporated

---

6 Available here: [https://tinurl.com/idozoningmap](https://tinurl.com/idozoningmap)
November 18th

Frances Armijo
915 William SE
Albuquerque, NM 87102

RE: Request for Demolition Permit and Certificate of Appropriateness
Veterans Facility
611 Coal Avenue SW /415 6th Street SW Albuquerque NM 87102

Dear Neighborhood Association Representative,

This letter is to inform you that Dekker/Perich/Sabatini, agent for both the current property owner (DBG Properties LLC) and the entity contemplating purchase of the property (Bernalillo County), is seeking a Demolition Permit and a Certificate of Appropriateness in order to construct a new Veterans’ facility on site. In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, we are providing you with an opportunity to discuss the application.

The subject site currently contains an existing building that has long sat vacant. In the City’s classification of historic properties, he existing building is designated as a contributing property to a non-designated area (i.e., it is not in a designated Historic District). Due to the building’s long vacancy, it is in a state of disrepair and the Code Enforcement division has issued a Substandard Building Violation (14-3-5-12) stating it to be substandard under the provision of the Code. Given the state of the existing structure, the applicant has determined no feasible means of preserving the structure that can produce a reasonable economic return. The applicant is therefore seeking:

- **A Demolition Permit to demolish the existing, substandard structure.** As stated above, the applicant has determined no feasible means of preserving the structure that would produce a viable economic return and is therefore seeking the City’s approval for demolition. Further the City’s code enforcement division has stated in their substandard building violation that if no resolution is found by January 17, 2021, the City will demolish the structure. The applicant and the City staff have been seeking an alternative solution, such as moving the structure to another location, but the challenges of identifying a new site and property owner willing to make the necessary accommodations for the structure make this option challenging, particularly given the state of disrepair of the structure. The applicant will continue to work with the City to determine potential sites for relocation and if a site is found that is feasible, then this request for a demolition permit will be rescinded.

- **A Certificate of Appropriateness** to construct a new veterans’ facility on the site. The proposed facility will be three to four stories in height and accommodate 45 new housing units with associated behavioral health services for U.S. Veterans.

Per the IDO, you have 15 days from the date this letter is mailed, November 18th, 2020, to respond by either (1) requesting a meeting or (2) declining a meeting. If you do not respond within 15 days, you
are waiving the opportunity for a neighborhood meeting. If you would like to request a neighborhood meeting, please contact Jessica Lawlis within the required 15-day period of this mailing date (by December 3rd, 2020) at (505)761-9700 or by email at JessicaL@dpsdesign.org.

Before submitting our application to the Landmarks Commission, we will send mailed and/or emailed notice as required by IDO Table 6-1-1 to make you aware of the LUCC Hearing date at which time the application will be reviewed and decided on by the City of Albuquerque.

Sincerely,

Jessica Lawlis, Dekker/Perich/Sabatini
Agent for DBG Properties LLC and Bernalillo County

Attachments: Existing Site Images
Preliminary Site Plan & Elevations for Proposed Facility
November 18

Tiffany Broadous
215 Trumbull SE
Albuquerque, NM 87102

RE: Request for Demolition Permit and Certificate of Appropriateness
Veterans Facility
611 Coal Avenue SW /415 6th Street SW Albuquerque NM 87102

Dear Neighborhood Association Representative,

This letter is to inform you that Dekker/Perich/Sabatini, agent for both the current property owner (DBG Properties LLC) and the entity contemplating purchase of the property (Bernalillo County), is seeking a Demolition Permit and a Certificate of Appropriateness in order to construct a new Veterans’ facility on site. In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, we are providing you with an opportunity to discuss the application.

The subject site currently contains an existing building that has long sat vacant. In the City’s classification of historic properties, he existing building is designated as a contributing property to a non-designated area (i.e., it is not in a designated Historic District). Due to the building’s long vacancy, it is in a state of disrepair and the Code Enforcement division has issued a Substandard Building Violation (14-3-5-12) stating it to be substandard under the provision of the Code. Given the state of the existing structure, the applicant has determined no feasible means of preserving the structure that can produce a reasonable economic return. The applicant is therefore seeking:

- **A Demolition Permit to demolish the existing, substandard structure.** As stated above, the applicant has determined no feasible means of preserving the structure that would produce a viable economic return and is therefore seeking the City’s approval for demolition. Further the City’s code enforcement division has stated in their substandard building violation that if no resolution is found by January 17, 2021, the City will demolish the structure. The applicant and the City staff have been seeking an alternative solution, such as moving the structure to another location, but the challenges of identifying a new site and property owner willing to make the necessary accommodations for the structure make this option challenging, particularly given the state of disrepair of the structure. The applicant will continue to work with the City to determine potential sites for relocation and if a site is found that is feasible, then this request for a demolition permit will be rescinded.

- **A Certificate of Appropriateness** to construct a new veterans’ facility on the site. The proposed facility will be three to four stories in height and accommodate 45 new housing units with associated behavioral health services for U.S. Veterans.

Per the IDO, you have 15 days from the date this letter is mailed, November 18th, 2020, to respond by either (1) requesting a meeting or (2) declining a meeting. If you do not respond within 15 days, you
are waiving the opportunity for a neighborhood meeting. If you would like to request a neighborhood meeting, please contact Jessica Lawlis within the required 15-day period of this mailing date (by December 3rd, 2020) at (505)761-9700 or by email at JessicaL@dpsdesign.org.

Before submitting our application to the Landmarks Commission, we will send mailed and/or emailed notice as required by IDO Table 6-1-1 to make you aware of the LUCC Hearing date at which time the application will be reviewed and decided on by the City of Albuquerque.

Sincerely,

Jessica Lawlis, Dekker/Perich/Sabatini
Agent for DBG Properties LLC and Bernalillo County

Attachments: Existing Site Images
Preliminary Site Plan & Elevations for Proposed Facility
Neighborhood Meeting Request
for a Proposed Project in the City of Albuquerque

Date of Request*: 11-18-2020

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Neighborhood Association (NA)*: South Broadway NA

Name of NA Representative*: Frances Armijo, Tiffany Broadous

Email Address* or Mailing Address* of NA Representative1: 915 William SE, 215 Trumbull SE

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.2

   Email address to respond yes or no: jessical@dpsdesign.org

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

   Meeting Date / Time / Location: Must be request by December 3rd @ 5pm

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* 611 COAL AVE SW /415 6TH ST SW ALBUQUERQUE NM 87102
   Location Description Northwest corner of 6th and Coal

2. Property Owner* DBG Properties LLC

3. Agent/Applicant* [if applicable] Jessica Lawlis, Dekker / Perich / Sabatini

4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
   □ Conditional Use Approval
   X Permit Demolition Permit (Carport or Wall/Fence – Major)
   □ Site Plan
   □ Subdivision (Minor or Major)

1 Pursuant to IDO Subsection 14-16-6-4(K)(5)(a), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

2 If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.
Vacation ____________________________ (Easement/Private Way or Public Right-of-way)
☐ Variance
☐ Waiver
☐ Zoning Map Amendment
X Other: Certificate of Appropriateness

Summary of project/request:
Demolition of the existing structure, which has been condemned by the City, and the construction of a new 3-4 story veteran facility comprised of 45 housing units.

5. This type of application will be decided by:
☐ City Staff
OR at a public meeting or hearing by:
☐ Zoning Hearing Examiner (ZHE)
☐ Development Review Board (DRB)
X Landmarks Commission (LC)
☐ Environmental Planning Commission (EPC)
☐ City Council

6. Where more information about the project can be found:
Enclosed within this mailing or by contacting jessical@dpsdesign.org

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)
K-14

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant:
Attached to notice or provided via website noted above

3. The following exceptions to IDO standards will be requested for this project:
☐ Deviation(s)
☐ Variance(s)
☐ Waiver(s)

Explanation:


4. An offer of a Pre-submittal Neighborhood Meeting is required by Table 6-1-1:
X Yes  ☐ No

---
3 Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.
4 Address (mailing or email), phone number, or website to be provided by the applicant
5 Available online here: http://data.cabq.gov/business/zoneatlas/
5. **For Site Plan Applications only**, attach site plan showing, at a minimum:
   - Location of proposed buildings and landscape areas.
   - Access and circulation for vehicles and pedestrians.
   - Maximum height of any proposed structures, with building elevations.
   - **For residential development**: Maximum number of proposed dwelling units.
   - **For non-residential development**:
     - Total gross floor area of proposed project.
     - Gross floor area for each proposed use.

**Additional Information:**

1. From the IDO Zoning Map:
   - Area of Property [typically in acres] 0.409 acres
   - IDO Zone District Form-based Infill Development (MX-FB-ID)
   - Overlay Zone(s) if applicable
   - Center or Corridor Area if applicable Downtown Center, Area of Change

2. Current Land Use(s) [vacant, if none] Vacant, substandard building

**Useful Links**

- Integrated Development Ordinance (IDO):
  [https://ido.abc-zone.com/](https://ido.abc-zone.com/)

- IDO Interactive Map
  [https://tinyurl.com/IDOzoningmap](https://tinyurl.com/IDOzoningmap)

**CC:** Barelas NA [Other Neighborhood Associations, if any]
- Citizens Information Committee of Martineztown
- Downtown Neighborhoods Association
- EDo NA Incorporated
- Huning Highland Historic District Association
- Martineztown Work Group
- Raynolds Addition NA
- Santa Barbara Martineztown NA
- Silver Platinum Downtown NA
- South Broadway NA
- The Lofts @ 610 Central SW Owners Association Incorporated

---

6 Available here: [https://tinurl.com/idozoningmap](https://tinurl.com/idozoningmap)
November 18th

Gary Illingworth
8700A Education Place NW
Albuquerque, NM 87114

RE: Request for Demolition Permit and Certificate of Appropriateness
Veterans Facility
611 Coal Avenue SW / 415 6th Street SW Albuquerque NM 87102

Dear Neighborhood Association Representative,

This letter is to inform you that Dekker/Perich/Sabatini, agent for both the current property owner (DBG Properties LLC) and the entity contemplating purchase of the property (Bernalillo County), is seeking a Demolition Permit and a Certificate of Appropriateness in order to construct a new Veterans’ facility on site. In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, we are providing you with an opportunity to discuss the application.

The subject site currently contains an existing building that has long sat vacant. In the City’s classification of historic properties, the existing building is designated as a contributing property to a non-designated area (i.e., it is not in a designated Historic District). Due to the building’s long vacancy, it is in a state of disrepair and the Code Enforcement division has issued a Substandard Building Violation (14-3-5-12) stating it to be substandard under the provision of the Code. Given the state of the existing structure, the applicant has determined no feasible means of preserving the structure that can produce a reasonable economic return. The applicant is therefore seeking:

- **A Demolition Permit to demolish the existing, substandard structure.** As stated above, the applicant has determined no feasible means of preserving the structure that would produce a viable economic return and is therefore seeking the City’s approval for demolition. Further the City’s code enforcement division has stated in their substandard building violation that if no resolution is found by January 17, 2021, the City will demolish the structure. The applicant and the City staff have been seeking an alternative solution, such as moving the structure to another location, but the challenges of identifying a new site and property owner willing to make the necessary accommodations for the structure make this option challenging, particularly given the state of disrepair of the structure. The applicant will continue to work with the City to determine potential sites for relocation and if a site is found that is feasible, then this request for a demolition permit will be rescinded.

- **A Certificate of Appropriateness** to construct a new veterans’ facility on the site. The proposed facility will be three to four stories in height and accommodate 45 new housing units with associated behavioral health services for U.S. Veterans.

Per the IDO, you have 15 days from the date this letter is mailed, November 18th, 2020, to respond by either (1) requesting a meeting or (2) declining a meeting. If you do not respond within 15 days, you
are waiving the opportunity for a neighborhood meeting. If you would like to request a neighborhood meeting, please contact Jessica Lawlis within the required 15-day period of this mailing date (by December 3rd, 2020) at (505)761-9700 or by email at JessicaL@dpsdesign.org.

Before submitting our application to the Landmarks Commission, we will send mailed and/or emailed notice as required by IDO Table 6-1-1 to make you aware of the LUCC Hearing date at which time the application will be reviewed and decided on by the City of Albuquerque.

Sincerely,

Jessica Lawlis, Dekker/Perich/Sabatini
Agent for DBG Properties LLC and Bernalillo County

Attachments: Existing Site Images
   Preliminary Site Plan & Elevations for Proposed Facility
November 18th

Terri Krantz
610 Central Avenue SW
Unit 3B
Albuquerque, NM 87102

RE: Request for Demolition Permit and Certificate of Appropriateness
Veterans Facility
611 Coal Avenue SW /415 6th Street SW Albuquerque NM 87102

Dear Neighborhood Association Representative,

This letter is to inform you that Dekker/Perich/Sabatini, agent for both the current property owner (DBG Properties LLC) and the entity contemplating purchase of the property (Bernalillo County), is seeking a Demolition Permit and a Certificate of Appropriateness in order to construct a new Veterans’ facility on site. In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, we are providing you with an opportunity to discuss the application.

The subject site currently contains an existing building that has long sat vacant. In the City’s classification of historic properties, he existing building is designated as a contributing property to a non-designated area (i.e., it is not in a designated Historic District). Due to the building’s long vacancy, it is in a state of disrepair and the Code Enforcement division has issued a Substandard Building Violation (14-3-5-12) stating it to be substandard under the provision of the Code. Given the state of the existing structure, the applicant has determined no feasible means of preserving the structure that can produce a reasonable economic return. The applicant is therefore seeking:

- **A Demolition Permit to demolish the existing, substandard structure.** As stated above, the applicant has determined no feasible means of preserving the structure that would produce a viable economic return and is therefore seeking the City’s approval for demolition. Further the City’s code enforcement division has stated in their substandard building violation that if no resolution is found by January 17, 2021, the City will demolish the structure. The applicant and the City staff have been seeking an alternative solution, such as moving the structure to another location, but the challenges of identifying a new site and property owner willing to make the necessary accommodations for the structure make this option challenging, particularly given the state of disrepair of the structure. The applicant will continue to work with the City to determine potential sites for relocation and if a site is found that is feasible, then this request for a demolition permit will be rescinded.

- **A Certificate of Appropriateness** to construct a new veterans’ facility on the site. The proposed facility will be three to four stories in height and accommodate 45 new housing units with associated behavioral health services for U.S. Veterans.
Per the IDO, you have 15 days from the date this letter is mailed, November 18th, 2020, to respond by either (1) requesting a meeting or (2) declining a meeting. If you do not respond within 15 days, you are waiving the opportunity for a neighborhood meeting. If you would like to request a neighborhood meeting, please contact Jessica Lawlis within the required 15-day period of this mailing date (by December 3rd, 2020) at (505)761-9700 or by email at JessicaL@dpsdesign.org.

Before submitting our application to the Landmarks Commission, we will send mailed and/or emailed notice as required by IDO Table 6-1-1 to make you aware of the LUCC Hearing date at which time the application will be reviewed and decided on by the City of Albuquerque.

Sincerely,

[Signature]

Jessica Lawlis, Dekker/Perich/Sabatini
Agent for DBG Properties LLC and Bernalillo County

Attachments: Existing Site Images
Preliminary Site Plan & Elevations for Proposed Facility
Neighborhood Meeting Request
for a Proposed Project in the City of Albuquerque

Date of Request*: 11-18-2020

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Neighborhood Association (NA)*: The Lofts @ 610 Central SW Owners Association Incorporated
Name of NA Representative*: Gary Illingworth, Terri Krantz
Email Address* or Mailing Address* of NA Representative1: 8700A Education Place NW, 610 Central Avenue SW Unit 3b

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.2

Email address to respond yes or no: jessical@dpsdesign.org

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:
Must be request by December 3rd @ 5pm

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* 611 COAL AVE SW /415 6TH ST SW ALBUQUERQUE NM 87102
   Location Description Northwest corner of 6th and Coal

2. Property Owner* DBG Properties LLC

3. Agent/Applicant* [if applicable] Jessica Lawlis, Dekker / Perich / Sabatini

4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
   - Conditional Use Approval
   - Permit Demolition Permit (Carport or Wall/Fence – Major)
   - Site Plan
   - Subdivision (Minor or Major)

---

1 Pursuant to IDO Subsection 14-16-6-4(K)(5)(a), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

2 If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.
[Note: Items with an asterisk (*) are required.]

- Vacation ____________________________ (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Zoning Map Amendment
- **X** Other: Certificate of Appropriateness

Summary of project/request:
Demolition of the existing structure, which has been condemned by the City, and the construction of a new 3-4 story veteran facility comprised of 45 housing units.

5. This type of application will be decided by:
   - City Staff
   OR at a public meeting or hearing by:
   - Zoning Hearing Examiner (ZHE)
   - Development Review Board (DRB)
   - **X** Landmarks Commission (LC)
   - Environmental Planning Commission (EPC)
   - City Council

6. Where more information about the project can be found:
   Enclosed within this mailing or by contacting jessical@dpsdesign.org

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s) ____________________________________________
   □ K-14

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards will be requested for this project:
   - Deviation(s)
   - Variance(s)
   - Waiver(s)

Explanation:
__________________________________________________________________________
__________________________________________________________________________
__________________________________________________________________________

4. An offer of a Pre-submittal Neighborhood Meeting is required by Table 6-1-1:  □ Yes  □ No

---

3 Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.
4 Address (mailing or email), phone number, or website to be provided by the applicant
5 Available online here: http://data.cabq.gov/business/zoneatlas/
5. **For Site Plan Applications only**, attach site plan showing, at a minimum:
   - a. Location of proposed buildings and landscape areas.*
   - b. Access and circulation for vehicles and pedestrians.*
   - c. Maximum height of any proposed structures, with building elevations.*
   - d. **For residential development***: Maximum number of proposed dwelling units.
   - e. **For non-residential development***: 
     - Total gross floor area of proposed project.
     - Gross floor area for each proposed use.

**Additional Information:**

1. From the IDO Zoning Map:
   - a. **Area of Property** [typically in acres] 0.409 acres
   - b. IDO Zone District **Form-based Infill Development (MX-FB-ID)**
   - c. Overlay Zone(s) [if applicable]
   - d. Center or Corridor Area [if applicable] **Downtown Center, Area of Change**

2. **Current Land Use(s)** [vacant, if none] Vacant, substandard building

**Useful Links**

**Integrated Development Ordinance (IDO):**

[https://ido.abc-zone.com/](https://ido.abc-zone.com/)

**IDO Interactive Map**

[https://tinyurl.com/IDOzoningmap](https://tinyurl.com/IDOzoningmap)

**CC:** Barelas NA [Other Neighborhood Associations, if any]
   - Citizens Information Committee of Martineztown
   - Downtown Neighborhoods Association
   - EDo NA Incorporated
   - Huning Highland Historic District Association
   - Martineztown Work Group
   - Raynolds Addition NA
   - Santa Barbara Martineztown NA
   - Silver Platinum Downtown NA
   - South Broadway NA
   - The Lofts @ 610 Central SW Owners Association Incorporated

---

6 Available here: [https://tinurl.com/idozoningmap](https://tinurl.com/idozoningmap)
B. Proof of emailed notice to affected Neighborhood Associations
Jessica Lawlis

From: Jessica Lawlis  
Sent: Wednesday, December 9, 2020 8:53 AM  
To: gillingworth@hoamco.com; teravintage@hotmail.com  
Cc: Jennifer Facio Maddox; Will Gleason  
Subject: LUCC Submittal Notification - Request for Demolition Permit Outside of an Historically Protected Overlay zone (HPO) 6th and Coal  
Attachments: Emailed-Mailed-Notice-PublicMeetingHearing-The Lofts @ 610 Central SW Owners Association Incorporated.pdf

Dear Neighborhood Association Representative,

This letter is to inform you that Dekker/Perich/Sabatini, agent for the current property owner DBG Properties LLC, is seeking a Demolition Permit in order to remove a substandard building located at 611 Coal Avenue SW /415 6th Street SW Albuquerque NM 87102. In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice, we are notifying you that we are submitting the application to the Landmarks Commission for a Demolition Permit outside of an Historically Protected Overlay zone (HPO).

The subject site currently contains an existing building that has long sat vacant. In the City’s classification of historic properties, the existing building is designated as a contributing property to a non-designated area (i.e., it is not in a designated Historic District). Due to the building’s long vacancy, it is in a state of disrepair and the Code Enforcement Division has issued a Substandard Building Violation (14-3-5-12) stating it to be substandard under the provision of the Code. Given the state of the existing structure, the applicant has determined no feasible means of preserving the structure that can produce a reasonable economic return. The applicant is therefore seeking:

- **A Demolition Permit to remove the existing substandard structure.** As stated above, the applicant has determined no feasible means of preserving the structure that would produce a viable economic return and is therefore seeking the City’s approval for demolition. Further, the City’s Code Enforcement Division has stated in their substandard building violation that if no resolution is found by January 17, 2021, the City will demolish the structure. The applicant and the City staff have been seeking an alternative solution, such as moving the structure to another location, but the challenges of identifying a new site and property owner willing to make the necessary accommodations for the structure make this option challenging, particularly given the state of disrepair of the structure. The applicant will continue to work with the City to determine potential sites for relocation and if a site is found that is feasible, then this request for a demolition permit will be rescinded.

As required by IDO Table 6-1-1, we are making you aware of the LUCC Hearing date of **Wednesday, January 13, 2021 at 3:00pm**, at which time the application will be reviewed and decided on by the City of Albuquerque. The LUCC Hearing will be held virtually on a web-based meeting platform because of current COVID-19 restrictions. More information on the LUCC Hearing is provided at the following website: [https://www.cabq.gov/planning/boards-commissions/landmarks-commission](https://www.cabq.gov/planning/boards-commissions/landmarks-commission).

If you have any questions, please contact me, Jessica Lawlis, at (505)761-9700 or by email at JessicaL@dpsdesign.org.

Sincerely,

Jessica Lawlis
We're identifying design solutions and rethinking design for a changed society.
Attachment: CABQ Planning Dept. Form Emailed/Mailed Public Notice to Neighborhood Associations Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed/Emailed to a Neighborhood Association

We're identifying design solutions and rethinking design for a changed society.
Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed/Emailed to a Neighborhood Association

Date of Notice*: 12-08-2020

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Neighborhood Association (NA)*: The Lofts @ 610 Central SW Owners Association Incorporated
Name of NA Representative*: Gary Illingworth, Terri Krantz

Email Address* or Mailing Address* of NA Representative1: 8700A Education Place NW, 610 Central Avenue SW

Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* 611 COAL AVE SW /415 6TH ST SW ALBUQUERQUE NM 87102
   Location Description Northwest corner of Sixth and Cole
2. Property Owner* DGB Properties LLC
3. Agent/Applicant* [if applicable] Jessica Lawlis, Dekker / Perich / Sabatini
4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
   □ Conditional Use Approval
   □ Permit Demolition Permit (Carport or Wall/Fence – Major)
   □ Site Plan
   □ Subdivision (Minor or Major)
   □ Vacation (Easement/Private Way or Public Right-of-way)
   □ Variance
   □ Waiver
   □ Other: 

Summary of project/request2*:
Demolition of the existing structure, which has been condemned by the City, and the construction of a new 3-4 story veteran facility comprised of 45 housing units.

1 Pursuant to IDO Subsection 14-16-6-4(K)(5)(a), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.
2 Attach additional information, as needed to explain the project/request.
5. This application will be decided at a public meeting or hearing by*:  

- Zoning Hearing Examiner (ZHE)  
- Development Review Board (DRB)  
- Landmarks Commission (LC)  
- Environmental Planning Commission (EPC)  

Date/Time*: ____________________________

Location*3: ___________________________________________________________________

Agenda/meeting materials: http://www.cabq.gov/planning/boards-commissions
To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*4:
   Enclosed within this mailing or by contacting jessical@dpsdesign.org

Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*5 __________

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards have been requested for this project*:
   - Deviation(s)
   - Variance(s)
   - Waiver(s)
   Explanation*:
   __________________________________________________________________________
   __________________________________________________________________________
   __________________________________________________________________________

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: ☑ Yes ☐ No
   Summary of the Pre-submittal Neighborhood Meeting, if one occurred:
   __________________________________________________________________________
   __________________________________________________________________________
   __________________________________________________________________________
   __________________________________________________________________________

---

3 Physical address or Zoom link
4 Address (mailing or email), phone number, or website to be provided by the applicant
5 Available online here: http://data.cabq.gov/business/zoneatlas/
5. **For Site Plan Applications only**, attach site plan showing, at a minimum:

- a. Location of proposed buildings and landscape areas.*
- b. Access and circulation for vehicles and pedestrians.*
- c. Maximum height of any proposed structures, with building elevations.*
- d. **For residential development***: Maximum number of proposed dwelling units.
- e. **For non-residential development***:
  - Total gross floor area of proposed project.
  - Gross floor area for each proposed use.

**Additional Information [Optional]:**

From the IDO Zoning Map:\[6\]:

1. **Area of Property [typically in acres]** ____________
   - 0.409 acres
2. **IDO Zone District** ____________________________
   - Form-based Infill Development (MX-FB-ID)
3. **Overlay Zone(s) [if applicable]** ____________________________
4. **Center or Corridor Area [if applicable]** ___ Downtown center, Area of change ______
   - Current Land Use(s) [vacant, if none] ____________

   **Vacant, sub-standard building**

**NOTE**: Pursuant to **IDO Subsection 14-16-6-4(L)**, property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

https://ido.abc-zone.com/

**IDO Interactive Map**

https://tinyurl.com/IDOzoningmap

Barelas, NA
Citizen Information Committee of Martineztown
Martineztown Work Group

**Cc:** ________________ [Other Neighborhood Associations, if any]

EDo NA Incorporated
Huning Highland Historic District Association
Martineztown Work Group
Raynolds Addition NA
Santa Barbara Martineztown NA
Silver Platinum Downtown NA
South Broadway NA
The Lofts @ 610 Central SW Owners Association Incorporated

6 Available here: https://tinyurl.com/idozoningmap
Dear Neighborhood Association Representative,

This letter is to inform you that Dekker/Perich/Sabatini, agent for the current property owner DBG Properties LLC, is seeking a Demolition Permit in order to remove a substandard building located at 611 Coal Avenue SW /415 6th Street SW Albuquerque NM 87102. In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice, we are notifying you that we are submitting the application to the Landmarks Commission for a Demolition Permit outside of an Historically Protected Overlay zone (HPO).

The subject site currently contains an existing building that has long sat vacant. In the City’s classification of historic properties, the existing building is designated as a contributing property to a non-designated area (i.e., it is not in a designated Historic District). Due to the building’s long vacancy, it is in a state of disrepair and the Code Enforcement Division has issued a Substandard Building Violation (14-3-5-12) stating it to be substandard under the provision of the Code. Given the state of the existing structure, the applicant has determined no feasible means of preserving the structure that can produce a reasonable economic return. The applicant is therefore seeking:

- **A Demolition Permit to remove the existing substandard structure.** As stated above, the applicant has determined no feasible means of preserving the structure that would produce a viable economic return and is therefore seeking the City’s approval for demolition. Further, the City’s Code Enforcement Division has stated in their substandard building violation that if no resolution is found by January 17, 2021, the City will demolish the structure. The applicant and the City staff have been seeking an alternative solution, such as moving the structure to another location, but the challenges of identifying a new site and property owner willing to make the necessary accommodations for the structure make this option challenging, particularly given the state of disrepair of the structure. The applicant will continue to work with the City to determine potential sites for relocation and if a site is found that is feasible, then this request for a demolition permit will be rescinded.

As required by IDO Table 6-1-1, we are making you aware of the LUCC Hearing date of **Wednesday, January 13, 2021 at 3:00pm**, at which time the application will be reviewed and decided on by the City of Albuquerque. The LUCC Hearing will be held virtually on a web-based meeting platform because of current COVID-19 restrictions. More information on the LUCC Hearing is provided at the following website: [https://www.cabq.gov/planning/boards-commissions/landmarks-commission](https://www.cabq.gov/planning/boards-commissions/landmarks-commission).

If you have any questions, please contact me, Jessica Lawlis, at (505)761-9700 or by email at JessicaL@dpsdesign.org.

Sincerely,

Jessica Lawlis, Dekker/Perich/Sabatini
Agent for DBG Properties
Attachment: CABQ Planning Dept. Form Emailed/Mailed Public Notice to Neighborhood Associations Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed/Emailed to a Neighborhood Association

Jessica Lawlis
Urban Planner
Dekker/Perich/Sabatini
505.761.9700 / dpsdesign.org

We’re identifying design solutions and rethinking design for a changed society.
Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed/Emailed to a Neighborhood Association

Date of Notice*: 12-08-2020

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Neighborhood Association (NA)*: South Broadway NA

Name of NA Representative*: Frances Armijo, Tiffany Broadous

Email Address* or Mailing Address* of NA Representative1: 915 William SE, 215 Trumbull SE

Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* _______________________________________________________
   Location Description ___________________________________________________________

2. Property Owner* DGB Properties LLC

3. Agent/Applicant* [if applicable] Jessica Lawlis, Dekker / Perich / Sabatini

4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]

   - Conditional Use Approval
   - Permit __________ Demolition Permit (Carport or Wall/Fence – Major)
   - Site Plan
   - Subdivision ________________ (Minor or Major)
   - Vacation _____________________ (Easement/Private Way or Public Right-of-way)
   - Variance
   - Waiver
   - Other: ______________________________________________________________________

Summary of project/request2*:
Demolition of the existing structure, which has been condemned by the City, and the construction of a new 3-4 story veteran facility comprised of 45 housing units.

1 Pursuant to IDO Subsection 14-16-6-4(K)(5)(a), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

2 Attach additional information, as needed to explain the project/request.
5. This application will be decided at a public meeting or hearing by*:  

☐ Zoning Hearing Examiner (ZHE)   ☐ Development Review Board (DRB)  
☒ Landmarks Commission (LC)   ☐ Environmental Planning Commission (EPC)  

Date/Time*: ____________________________________________________________  

Location*: __________________________________________________________________

Agenda/meeting materials: [http://www.cabq.gov/planning/boards-commissions](http://www.cabq.gov/planning/boards-commissions)  

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*:  

Enclosed within this mailing or by contacting jessical@dpsdesign.org

Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*5  

☐ K-14 ____________________________

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards have been requested for this project*:  

☐ Deviation(s)   ☐ Variance(s)   ☐ Waiver(s)

Explanation*:  

__________________________________________________________________________  

__________________________________________________________________________  

__________________________________________________________________________  

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1:   ☒ Yes   ☐ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:  

__________________________________________________________________________  

__________________________________________________________________________  

__________________________________________________________________________  

__________________________________________________________________________

__________________________________________________________________________

__________________________________________________________________________

__________________________________________________________________________

__________________________________________________________________________

__________________________________________________________________________

__________________________________________________________________________

__________________________________________________________________________

__________________________________________________________________________

__________________________________________________________________________


---

3 Physical address or Zoom link  
4 Address (mailing or email), phone number, or website to be provided by the applicant  
5. For Site Plan Applications only*, attach site plan showing, at a minimum:
   - Location of proposed buildings and landscape areas.*
   - Access and circulation for vehicles and pedestrians.*
   - Maximum height of any proposed structures, with building elevations.*
   - For residential development*: Maximum number of proposed dwelling units.
   - For non-residential development*: Total gross floor area of proposed project.
     Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map6:

1. Area of Property [typically in acres] ____________________________
   - 0.409 acres
2. IDO Zone District Form-based Infill Development (MX-FB-ID) ____________________________
3. Overlay Zone(s) [if applicable] ____________________________
4. Center or Corridor Area [if applicable] Downtown center, Area of change ____________________________
   Current Land Use(s) [vacant, if none] Vacant, sub-standard building ____________________________

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

https://ido.abc-zone.com/

IDO Interactive Map

https://tinyurl.com/IDOzoningmap

Barelas, NA
Citizen Information Committee of Martineztown
Martineztown Work Group

Cc: ________________ [Other Neighborhood Associations, if any]

EDo NA Incorporated
Huning Highland Historic District Association
Martineztown Work Group
Raymonds Addition NA
Santa Barbara Martineztown NA
Silver Platinum Downtown NA
South Broadway NA
The Lofts @ 610 Central SW Owners Association Incorporated

6 Available here: https://tinurl.com/idozoningmap
Dear Neighborhood Association Representative,

This letter is to inform you that Dekker/Perich/Sabatini, agent for the current property owner DBG Properties LLC, is seeking a Demolition Permit in order to remove a substandard building located at 611 Coal Avenue SW /415 6th Street SW Albuquerque NM 87102. In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice, we are notifying you that we are submitting the application to the Landmarks Commission for a Demolition Permit outside of an Historically Protected Overlay zone (HPO).

The subject site currently contains an existing building that has long sat vacant. In the City’s classification of historic properties, the existing building is designated as a contributing property to a non-designated area (i.e., it is not in a designated Historic District). Due to the building’s long vacancy, it is in a state of disrepair and the Code Enforcement Division has issued a Substandard Building Violation (14-3-5-12) stating it to be substandard under the provision of the Code. Given the state of the existing structure, the applicant has determined no feasible means of preserving the structure that can produce a reasonable economic return. The applicant is therefore seeking:

- **A Demolition Permit to remove the existing substandard structure.** As stated above, the applicant has determined no feasible means of preserving the structure that would produce a viable economic return and is therefore seeking the City’s approval for demolition. Further, the City’s Code Enforcement Division has stated in their substandard building violation that if no resolution is found by January 17, 2021, the City will demolish the structure. The applicant and the City staff have been seeking an alternative solution, such as moving the structure to another location, but the challenges of identifying a new site and property owner willing to make the necessary accommodations for the structure make this option challenging, particularly given the state of disrepair of the structure. The applicant will continue to work with the City to determine potential sites for relocation and if a site is found that is feasible, then this request for a demolition permit will be rescinded.

As required by IDO Table 6-1-1, we are making you aware of the LUCC Hearing date of **Wednesday, January 13, 2021 at 3:00pm**, at which time the application will be reviewed and decided on by the City of Albuquerque. The LUCC Hearing will be held virtually on a web-based meeting platform because of current COVID-19 restrictions. More information on the LUCC Hearing is provided at the following website: https://www.cabq.gov/planning/boards-commissions/landmarks-commission.

If you have any questions, please contact me, Jessica Lawlis, at (505)761-9700 or by email at JessicaL@dpsdesign.org.

Sincerely,

Jessica Lawlis, Dekker/Perich/Sabatini
Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed/Emailed to a Neighborhood Association

Date of Notice*: 12-08-2020

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Neighborhood Association (NA)*: Silver Platinum Downtown NA
Name of NA Representative*: Ronald Casias, Leon Garcia

Email Address* or Mailing Address* of NA Representative¹: 205 Silver Avenue SW, 205 Silver Avenue SW

Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* ___________________________________________________________
   Location Description _____________________________________________________________
2. Property Owner* __________________________________________________________________
3. Agent/Applicant* [if applicable] ____________________________________________________
4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
   □ Conditional Use Approval
   □ Permit ______________________________ (Carport or Wall/Fence – Major)
   □ Site Plan
   □ Subdivision __________________________ (Minor or Major)
   □ Vacation ____________________________ (Easement/Private Way or Public Right-of-way)
   □ Variance
   □ Waiver
   □ Other: _______________________________________________________________________

Summary of project/request²:
Demolition of the existing structure, which has been condemned by the City, and the construction of a new 3-4 story veteran facility comprised of 45 housing units.

¹ Pursuant to IDO Subsection 14-16-6-4(K)(5)(a), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.
² Attach additional information, as needed to explain the project/request.
5. This application will be decided at a public meeting or hearing by*: 

- Zoning Hearing Examiner (ZHE) 
- Development Review Board (DRB) 
- Landmarks Commission (LC) 
- Environmental Planning Commission (EPC) 

Date/Time*: ________________________________

Location*: _______________________________________________________________________

Agenda/meeting materials: http://www.cabq.gov/planning/boards-commissions

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*: 

Enclosed within this mailing or by contacting jessical@dpsdesign.org

Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*5 K-14

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards have been requested for this project*: 

- Deviation(s) 
- Variance(s) 
- Waiver(s)

Explanation*:

_________________________________________________________________________________
_________________________________________________________________________________
_________________________________________________________________________________
_________________________________________________________________________________

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: ☒ Yes ☐ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

_________________________________________________________________________________
_________________________________________________________________________________
_________________________________________________________________________________
_________________________________________________________________________________
_________________________________________________________________________________

3 Physical address or Zoom link  
4 Address (mailing or email), phone number, or website to be provided by the applicant  
5 Available online here: http://data.cabq.gov/business/zoneatlas/
5. **For Site Plan Applications only**, attach site plan showing, at a minimum:

- a. Location of proposed buildings and landscape areas.*
- b. Access and circulation for vehicles and pedestrians.*
- c. Maximum height of any proposed structures, with building elevations.*
- d. **For residential development**: Maximum number of proposed dwelling units.
- e. **For non-residential development**: Total gross floor area of proposed project.
  - Gross floor area for each proposed use.

**Additional Information [Optional]:**

From the IDO Zoning Map:

1. **Area of Property [typically in acres]** 0.409 acres
2. **IDO Zone District** Form-based Infill Development (MX-FB-ID)
3. **Overlay Zone(s) [if applicable]** Downtown center, Area of change
4. **Center or Corridor Area [if applicable]** Vacant, sub-standard building

**NOTE**: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**
https://ido.abc-zone.com/

**IDO Interactive Map**
https://tinyurl.com/IDOzoningmap

| Barelas, NA |
| Citizen Information Committee of Martineztown |
| Martineztown Work Group |
| EDo NA Incorporated |
| Huning Highland Historic District Association |
| Martineztown Work Group |
| Raynolds Addition NA |
| Santa Barbara Martineztown NA |
| Silver Platinum Downtown NA |
| South Broadway NA |
| The Lofts @ 610 Central SW Owners Association Incorporated |

**Cc:** [Other Neighborhood Associations, if any]

---

6 Available here: https://tinyurl.com/idozoningmap
Dear Neighborhood Association Representative,

This letter is to inform you that Dekker/Perich/Sabatini, agent for the current property owner DBG Properties LLC, is seeking a Demolition Permit in order to remove a substandard building located at 611 Coal Avenue SW /415 6th Street SW Albuquerque NM 87102. In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice, we are notifying you that we are submitting the application to the Landmarks Commission for a Demolition Permit outside of an Historically Protected Overlay zone (HPO).

The subject site currently contains an existing building that has long sat vacant. In the City’s classification of historic properties, the existing building is designated as a contributing property to a non-designated area (i.e., it is not in a designated Historic District). Due to the building’s long vacancy, it is in a state of disrepair and the Code Enforcement Division has issued a Substandard Building Violation (14-3-5-12) stating it to be substandard under the provision of the Code. Given the state of the existing structure, the applicant has determined no feasible means of preserving the structure that can produce a reasonable economic return. The applicant is therefore seeking:

- A Demolition Permit to remove the existing substandard structure. As stated above, the applicant has determined no feasible means of preserving the structure that would produce a viable economic return and is therefore seeking the City’s approval for demolition. Further, the City’s Code Enforcement Division has stated in their substandard building violation that if no resolution is found by January 17, 2021, the City will demolish the structure. The applicant and the City staff have been seeking an alternative solution, such as moving the structure to another location, but the challenges of identifying a new site and property owner willing to make the necessary accommodations for the structure make this option challenging, particularly given the state of disrepair of the structure. The applicant will continue to work with the City to determine potential sites for relocation and if a site is found that is feasible, then this request for a demolition permit will be rescinded.

As required by IDO Table 6-1-1, we are making you aware of the LUCC Hearing date of Wednesday, January 13, 2021 at 3:00pm, at which time the application will be reviewed and decided on by the City of Albuquerque. The LUCC Hearing will be held virtually on a web-based meeting platform because of current COVID-19 restrictions. More information on the LUCC Hearing is provided at the following website: https://www.cabq.gov/planning/boards-commissions/landmarks-commission.

If you have any questions, please contact me, Jessica Lawlis, at (505)761-9700 or by email at JessicaL@dpsdesign.org.

Sincerely,

Jessica Lawlis, Dekker/Perich/Sabatini
Agent for DBG Properties
Attachment: CABQ Planning Dept. Form Emailed/Mailed Public Notice to Neighborhood Associations Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed/Emailed to a Neighborhood Association

We're identifying design solutions and rethinking design for a changed society.
Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed/Emailed to a Neighborhood Association

Date of Notice*: 12-08-2020

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Neighborhood Association (NA)*: Santa Barbara Martineztown NA
Name of NA Representative*: Ian Colburn, Loretta Naranjo Lopez

Email Address* or Mailing Address* of NA Representative1: 1002 Arno NE, 1127 Walter NE

Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* _______________________________________________________
   Location Description ___________________________________________________________
2. Property Owner* __________________________________________________________________
3. Agent/Applicant* [if applicable] ____________________________________________________
4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
   - Conditional Use Approval
   - Permit ____________________________________________________________________________ (Carport or Wall/Fence – Major)
   - Site Plan
   - Subdivision ________________________________________________________________________ (Minor or Major)
   - Vacation __________________________________________________________________________ (Easement/Private Way or Public Right-of-way)
   - Variance
   - Waiver
   - Other: ____________________________________________________________________________

Summary of project/request2*:
Demolition of the existing structure, which has been condemned by the City, and the construction of a new 3-4 story veteran facility comprised of 45 housing units.

1 Pursuant to IDO Subsection 14-16-6-4(K)(5)(a), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.
2 Attach additional information, as needed to explain the project/request.
5. This application will be decided at a public meeting or hearing by*: 
   - [ ] Zoning Hearing Examiner (ZHE)
   - [ ] Development Review Board (DRB)
   - [x] Landmarks Commission (LC)
   - [ ] Environmental Planning Commission (EPC)

   Date/Time*: _____________________ ____________________________________________

   Location*: ___________________________________________________________________

   Agenda/meeting materials: http://www.cabq.gov/planning/boards-commissions

   To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*: ___________________________________________________________________

Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*5 ________________ K-14

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards have been requested for this project*: 
   - [ ] Deviation(s)
   - [ ] Variance(s)
   - [ ] Waiver(s)

   Explanation*: ___________________________________________________________________
   ___________________________________________________________________
   ___________________________________________________________________
   ___________________________________________________________________

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1:  [x] Yes  [ ] No

   Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

   The Raynolds Addition Neighborhood Association (RANA) was the only group that requested a neighborhood meeting regarding this project. The project team attended the RANA board meeting on 12.3.30 to give a brief project overview and answer any specific questions / concerns, including: specifics of the anticipated behavioral health provider and application process (which have not yet been specified), the historic significance of the existing property (which the applicant is still attempting to determine from the Historic Preservation Division) and the anticipated process (LUCC for demo permit, AA for site plan approval) and project timeframe (approximately 3 months for design, plus 12 months for constructions).

3 Physical address or Zoom link
4 Address (mailing or email), phone number, or website to be provided by the applicant
5 Available online here: http://data.cabq.gov/business/zoneatlas/
5. **For Site Plan Applications only**, attach site plan showing, at a minimum:
   - a. Location of proposed buildings and landscape areas.*
   - b. Access and circulation for vehicles and pedestrians.*
   - c. Maximum height of any proposed structures, with building elevations.*
   - d. **For residential development**: Maximum number of proposed dwelling units.
   - e. **For non-residential development**:
     - Total gross floor area of proposed project.
     - Gross floor area for each proposed use.

**Additional Information [Optional]:**

From the IDO Zoning Map:

1. **Area of Property [typically in acres]** __________

2. **IDO Zone District** _______ Form-based Infill Development (MX-FB-ID)

3. **Overlay Zone(s) [if applicable]** ____________________________

4. **Center or Corridor Area [if applicable]** _____ Downtown center, Area of change

**Current Land Use(s) [vacant, if none]** ______ Vacant, sub-standard building

---

**NOTE**: Pursuant to **IDO Subsection 14-16-6-4(L)**, property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**
https://ido.abc-zone.com/

**IDO Interactive Map**
https://tinyurl.com/IDOzoningmap

```
Barelas, NA
Citizen Information Committee of Martineztown
Martineztown Work Group

Cc: __________ [Other Neighborhood Associations, if any]

EDo NA Incorporated
Huning Highland Historic District Association
Martineztown Work Group
Raynolds Addition NA
Santa Barbara Martineztown NA
Silver Platinum Downtown NA
South Broadway NA
The Lofts @ 610 Central SW Owners Association Incorporated
```

6 Available here: https://tinyurl.com/idozoningmap

CABQ Planning Dept. 3 Printed 11/1/2020
Emailed/Mailed Public Notice to Neighborhood Associations
Dear Neighborhood Association Representative,

This letter is to inform you that Dekker/Perich/Sabatini, agent for the current property owner DBG Properties LLC, is seeking a Demolition Permit in order to remove a substandard building located at 611 Coal Avenue SW /415 6th Street SW Albuquerque NM 87102. In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice, we are notifying you that we are submitting the application to the Landmarks Commission for a Demolition Permit outside of an Historically Protected Overlay zone (HPO).

The subject site currently contains an existing building that has long sat vacant. In the City’s classification of historic properties, the existing building is designated as a contributing property to a non-designated area (i.e., it is not in a designated Historic District). Due to the building’s long vacancy, it is in a state of disrepair and the Code Enforcement Division has issued a Substandard Building Violation (14-3-5-12) stating it to be substandard under the provision of the Code. Given the state of the existing structure, the applicant has determined no feasible means of preserving the structure that can produce a reasonable economic return. The applicant is therefore seeking:

- A Demolition Permit to remove the existing substandard structure. As stated above, the applicant has determined no feasible means of preserving the structure that would produce a viable economic return and is therefore seeking the City’s approval for demolition. Further, the City’s Code Enforcement Division has stated in their substandard building violation that if no resolution is found by January 17, 2021, the City will demolish the structure. The applicant and the City staff have been seeking an alternative solution, such as moving the structure to another location, but the challenges of identifying a new site and property owner willing to make the necessary accommodations for the structure make this option challenging, particularly given the state of disrepair of the structure. The applicant will continue to work with the City to determine potential sites for relocation and if a site is found that is feasible, then this request for a demolition permit will be rescinded.

As required by IDO Table 6-1-1, we are making you aware of the LUCC Hearing date of **Wednesday, January 13, 2021 at 3:00pm**, at which time the application will be reviewed and decided on by the City of Albuquerque. The LUCC Hearing will be held virtually on a web-based meeting platform because of current COVID-19 restrictions. More information on the LUCC Hearing is provided at the following website: https://www.cabq.gov/planning/boards-commissions/landmarks-commission.

If you have any questions, please contact me, Jessica Lawlis, at (505)761-9700 or by email at JessicaL@dpsdesign.org.

Sincerely,

Jessica Lawlis
Attachment: CABQ Planning Dept. Form Emailed/Mailed Public Notice to Neighborhood Associations Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed/Emailed to a Neighborhood Association

We're identifying design solutions and rethinking design for a changed society.
Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association

Date of Notice*: 12-08-2020

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Neighborhood Association (NA)*: Reynolds Addition NA

Name of NA Representative*: Margaret Lopez, Stephanie Elliot

Email Address* or Mailing Address* of NA Representative1: 1315 Gold Avenue SW, 324 14th Street SW

Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* 611 COAL AVE SW /415 6TH ST SW ALBUQUERQUE NM 87102

Location Description Northwest corner of Sixth and Cole

2. Property Owner* DGB Properties LLC

3. Agent/Applicant* [if applicable] Jessica Lawlis, Dekker / Perich / Sabatini

4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]

- [ ] Conditional Use Approval
- [X] Permit Demolition Permit (Carport or Wall/Fence – Major)
- [ ] Site Plan
- [ ] Subdivision (Minor or Major)
- [ ] Vacation (Easement/Private Way or Public Right-of-way)
- [ ] Variance
- [ ] Waiver
- [ ] Other: 

Summary of project/request2*:

Demolition of the existing structure, which has been condemned by the City, and the construction of a new 3-4 story veteran facility comprised of 45 housing units.
5. This application will be decided at a public meeting or hearing by*: 

- ☐ Zoning Hearing Examiner (ZHE)
- ☐ Development Review Board (DRB)
- ☒ Landmarks Commission (LC)
- ☐ Environmental Planning Commission (EPC)

Date/Time*: January 13th at 3pm

Location*3: ZOOM, see Landmarks Commission webpage for the latest Hearing information: https://www.cabq.gov/planning/boards-commissions/landmarks-commission

Agenda/meeting materials: http://www.cabq.gov/planning/boards-commissions

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*4:

______________________________

Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*5: K-14

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards have been requested for this project*:

- ☐ Deviation(s)
- ☐ Variance(s)
- ☐ Waiver(s)

Explanation*:

______________________________

______________________________

______________________________

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: ☒ Yes ☐ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

The Raynolds Addition Neighborhood Association (RANA) was the only group that requested a neighborhood meeting regarding this project. The project team attended the RANA board meeting on 12.3.30 to give a brief project overview and answer any specific questions / concerns, including: specifics of the anticipated behavioral health provider and application process (which have not yet been specified), the historic significance of the existing property (which the applicant is still attempting to determine from the Historic Preservation Division) and the anticipated process (LUCC for demo permit, AA for site plan approval) and project timeframe (approximately 3 months for design, plus 12 months for constructions).

---

3 Physical address or Zoom link
4 Address (mailing or email), phone number, or website to be provided by the applicant
5 Available online here: http://data.cabq.gov/business/zoneatlas/
5. **For Site Plan Applications only**, attach site plan showing, at a minimum:

   - a. Location of proposed buildings and landscape areas.
   - b. Access and circulation for vehicles and pedestrians.
   - c. Maximum height of any proposed structures, with building elevations.
   - d. **For residential development**: Maximum number of proposed dwelling units.
   - e. **For non-residential development**:
     - Total gross floor area of proposed project.
     - Gross floor area for each proposed use.

**Additional Information [Optional]:**

From the IDO Zoning Map:

1. **Area of Property [typically in acres]** ______________________________
   - 0.409 acres

2. **IDO Zone District** _____________________ Form-based Infill Development (MX-FB-ID)

3. **Overlay Zone(s) [if applicable]** ________________________________

4. **Center or Corridor Area [if applicable]** __________________________
   - Downtown center, Area of change

**Current Land Use(s) [vacant, if none]** __________________________
   - Vacant, sub-standard building

**NOTE**: Pursuant to **IDO Subsection 14-16-6-4(L)**, property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

https://ido.abc-zone.com/

**IDO Interactive Map**

https://tinyurl.com/IDOzoningmap

**Cc:** ________________________________ [Other Neighborhood Associations, if any]

---

6 Available here: https://tinurl.com/idozoningmap
Dear Neighborhood Association Representative,

This letter is to inform you that Dekker/Perich/Sabatini, agent for the current property owner DBG Properties LLC, is seeking a Demolition Permit in order to remove a substandard building located at 611 Coal Avenue SW /415 6th Street SW Albuquerque NM 87102. In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice, we are notifying you that we are submitting the application to the Landmarks Commission for a Demolition Permit outside of an Historically Protected Overlay zone (HPO).

The subject site currently contains an existing building that has long sat vacant. In the City’s classification of historic properties, the existing building is designated as a contributing property to a non-designated area (i.e., it is not in a designated Historic District). Due to the building’s long vacancy, it is in a state of disrepair and the Code Enforcement Division has issued a Substandard Building Violation (14-3-5-12) stating it to be substandard under the provision of the Code. Given the state of the existing structure, the applicant has determined no feasible means of preserving the structure that can produce a reasonable economic return. The applicant is therefore seeking:

- **A Demolition Permit to remove the existing substandard structure.** As stated above, the applicant has determined no feasible means of preserving the structure that would produce a viable economic return and is therefore seeking the City’s approval for demolition. Further, the City’s Code Enforcement Division has stated in their substandard building violation that if no resolution is found by January 17, 2021, the City will demolish the structure. The applicant and the City staff have been seeking an alternative solution, such as moving the structure to another location, but the challenges of identifying a new site and property owner willing to make the necessary accommodations for the structure make this option challenging, particularly given the state of disrepair of the structure. The applicant will continue to work with the City to determine potential sites for relocation and if a site is found that is feasible, then this request for a demolition permit will be rescinded.

As required by IDO Table 6-1-1, we are making you aware of the LUCC Hearing date of **Wednesday, January 13, 2021 at 3:00pm**, at which time the application will be reviewed and decided on by the City of Albuquerque. The LUCC Hearing will be held virtually on a web-based meeting platform because of current COVID-19 restrictions. More information on the LUCC Hearing is provided at the following website: https://www.cabq.gov/planning/boards-commissions/landmarks-commission.

If you have any questions, please contact me, Jessica Lawlis, at (505)761-9700 or by email at JessicaL@dpsdesign.org.

Sincerely,

Jessica Lawlis
Jessica Lawlis, Dekker/Perich/Sabatini
Agent for DBG Properties
Attachment: CABQ Planning Dept. Form Emailed/Mailed Public Notice to Neighborhood Associations Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed/Emailed to a Neighborhood Association

We're identifying design solutions and rethinking design for a changed society.
Jessica Lawlis

From: Jessica Lawlis
Sent: Wednesday, December 9, 2020 8:46 AM
To: andersonbonnie505@gmail.com; a.louisa.carson@gmail.com
Cc: Jennifer Facio Maddox; Will Gleason
Subject: LUCC Submittal Notification - Request for Demolition Permit Outside of an Historically Protected Overlay zone (HPO) 6th and Coal

Dear Neighborhood Association Representative,

This letter is to inform you that Dekker/Perich/Sabatini, agent for the current property owner DBG Properties LLC, is seeking a Demolition Permit in order to remove a substandard building located at 611 Coal Avenue SW /415 6th Street SW Albuquerque NM 87102. In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice, we are notifying you that we are submitting the application to the Landmarks Commission for a Demolition Permit outside of an Historically Protected Overlay zone (HPO).

The subject site currently contains an existing building that has long sat vacant. In the City’s classification of historic properties, the existing building is designated as a contributing property to a non-designated area (i.e., it is not in a designated Historic District). Due to the building’s long vacancy, it is in a state of disrepair and the Code Enforcement Division has issued a Substandard Building Violation (14-3-5-12) stating it to be substandard under the provision of the Code. Given the state of the existing structure, the applicant has determined no feasible means of preserving the structure that can produce a reasonable economic return. The applicant is therefore seeking:

- **A Demolition Permit to remove the existing substandard structure.** As stated above, the applicant has determined no feasible means of preserving the structure that would produce a viable economic return and is therefore seeking the City’s approval for demolition. Further, the City’s Code Enforcement Division has stated in their substandard building violation that if no resolution is found by January 17, 2021, the City will demolish the structure. The applicant and the City staff have been seeking an alternative solution, such as moving the structure to another location, but the challenges of identifying a new site and property owner willing to make the necessary accommodations for the structure make this option challenging, particularly given the state of disrepair of the structure. The applicant will continue to work with the City to determine potential sites for relocation and if a site is found that is feasible, then this request for a demolition permit will be rescinded.

As required by IDO Table 6-1-1, we are making you aware of the LUCC Hearing date of **Wednesday, January 13, 2021 at 3:00pm**, at which time the application will be reviewed and decided on by the City of Albuquerque. The LUCC Hearing will be held virtually on a web-based meeting platform because of current COVID-19 restrictions. More information on the LUCC Hearing is provided at the following website: https://www.cabq.gov/planning/boards-commissions/landmarks-commission.

If you have any questions, please contact me, Jessica Lawlis, at (505)761-9700 or by email at JessicaL@dpsdesign.org.

Sincerely,
Jessica Lawlis, Dekker/Perich/Sabatini
Agent for DBG Properties
Attachment: CABQ Planning Dept. Form Emailed/Mailed Public Notice to Neighborhood Associations Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed/Emailed to a Neighborhood Association

Jessica Lawlis
Urban Planner
Dekker/Perich/Sabatini
505.761.9700 / dpsdesign.org

We’re identifying design solutions and rethinking design for a changed society.
Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association

Date of Notice*: 12-08-2020

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Neighborhood Association (NA)*: Huning Highland Historic District Association
Name of NA Representative*: Bonnie Anderson, Ann Carson

Email Address* or Mailing Address* of NA Representative1: 321 High St. SE, 416 Walter SE

Information Required by IDO Subsection 14-16-6-4(K)(a)

1. Subject Property Address* 611 COAL AVE SW /415 6TH ST SW ALBUQUERQUE NM 87102
   Location Description Northwest corner of Sixth and Cole
2. Property Owner* DGB Properties LLC
3. Agent/Applicant* [if applicable] Jessica Lawlis, Dekker / Perich / Sabatini
4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
   - Conditional Use Approval
   - Permit Demolition Permit (Carport or Wall/Fence – Major)
   - Site Plan
   - Subdivision (Minor or Major)
   - Vacation (Easement/Private Way or Public Right-of-way)
   - Variance
   - Waiver
   - Other: 

   Summary of project/request2:
   Demolition of the existing structure, which has been condemned by the City, and the construction
   of a new 3-4 story veteran facility comprised of 45 housing units.

---

1 Pursuant to IDO Subsection 14-16-6-4(K)(5)(a), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

2 Attach additional information, as needed to explain the project/request.
5. This application will be decided at a public meeting or hearing by*:

- Zoning Hearing Examiner (ZHE)
- Development Review Board (DRB)
- Landmarks Commission (LC)
- Environmental Planning Commission (EPC)

Date/Time*: January 13th at 3pm
Location*: ZOOM, see Landmarks Commission webpage for the latest Hearing information: https://www.cabq.gov/planning/boards-commissions/landmarks-commission

Agenda/meeting materials: http://www.cabq.gov/planning/boards-commissions
To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*:

Enclosed within this mailing or by contacting jessical@dpsdesign.org

Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*: K-14

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards have been requested for this project*:
   - Deviation(s)
   - Variance(s)
   - Waiver(s)

   Explanation*: 
   ______________________________________________________________________
   ______________________________________________________________________
   ______________________________________________________________________

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: ☑ Yes ☐ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

The Raynolds Addition Neighborhood Association (RANA) was the only group that requested a neighborhood meeting regarding this project. The project team attended the RANA board meeting on 12.3.20 to give a brief project overview and answer any specific questions / concerns, including: specifics of the anticipated behavioral health provider and application process (which have not yet been specified), the historic significance of the existing property (which the applicant is still attempting to determine from the Historic Preservation Division) and the anticipated process (LUCC for demo permit, AA for site plan approval) and project timeframe (approximately 3 months for design, plus 12 months for constructions).

3 Physical address or Zoom link
4 Address (mailing or email), phone number, or website to be provided by the applicant
5 Available online here: http://data.cabq.gov/business/zoneatlas/
5. **For Site Plan Applications only**, attach site plan showing, at a minimum:
   - a. Location of proposed buildings and landscape areas.
   - b. Access and circulation for vehicles and pedestrians.
   - c. Maximum height of any proposed structures, with building elevations.
   - d. **For residential development**: Maximum number of proposed dwelling units.
   - e. **For non-residential development**:
     - Total gross floor area of proposed project.
     - Gross floor area for each proposed use.

**Additional Information [Optional]:**

From the IDO Zoning Map:

1. **Area of Property [typically in acres]**
   - 0.409 acres
2. **IDO Zone District**
   - Form-based Infill Development (MX-FB-ID)
3. **Overlay Zone(s) [if applicable]**
4. **Center or Corridor Area [if applicable]**
   - Downtown center, Area of change
5. **Current Land Use(s) [vacant, if none]**
   - Vacant, sub-standard building

**NOTE:** Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

**Useful Links**

- Integrated Development Ordinance (IDO):
  https://ido.abc-zone.com/
- IDO Interactive Map
  https://tinyurl.com/IDOzoningmap

**Cc:**

- Barelas, NA
- Citizen Information Committee of Martineztown
- Martineztown Work Group
- EDo NA Incorporated
- Huning Highland Historic District Association
- Martineztown Work Group
- Raynolds Addition NA
- Santa Barbara Martineztown NA
- Silver Platinum Downtown NA
- South Broadway NA
- The Lofts @ 610 Central SW Owners Association Incorporated

**Available here:** https://tinyurl.com/idozoningmap
Dear Neighborhood Association Representative,

This letter is to inform you that Dekker/Perich/Sabatini, agent for the current property owner DBG Properties LLC, is seeking a Demolition Permit in order to remove a substandard building located at 611 Coal Avenue SW /415 6th Street SW Albuquerque NM 87102. **In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice, we are notifying you that we are submitting the application to the Landmarks Commission for a Demolition Permit outside of an Historically Protected Overlay zone (HPO).**

The subject site currently contains an existing building that has long sat vacant. In the City’s classification of historic properties, the existing building is designated as a contributing property to a non-designated area (i.e., it is not in a designated Historic District). Due to the building’s long vacancy, it is in a state of disrepair and the Code Enforcement Division has issued a Substandard Building Violation (14-3-5-12) stating it to be substandard under the provision of the Code. Given the state of the existing structure, the applicant has determined no feasible means of preserving the structure that can produce a reasonable economic return. The applicant is therefore seeking:

- **A Demolition Permit to remove the existing substandard structure.** As stated above, the applicant has determined no feasible means of preserving the structure that would produce a viable economic return and is therefore seeking the City’s approval for demolition. Further, the City’s Code Enforcement Division has stated in their substandard building violation that if no resolution is found by January 17, 2021, the City will demolish the structure. The applicant and the City staff have been seeking an alternative solution, such as moving the structure to another location, but the challenges of identifying a new site and property owner willing to make the necessary accommodations for the structure make this option challenging, particularly given the state of disrepair of the structure. The applicant will continue to work with the City to determine potential sites for relocation and if a site is found that is feasible, then this request for a demolition permit will be rescinded.

As required by IDO Table 6-1-1, we are making you aware of the LUCC Hearing date of **Wednesday, January 13, 2021 at 3:00pm**, at which time the application will be reviewed and decided on by the City of Albuquerque. The LUCC Hearing will be held virtually on a web-based meeting platform because of current COVID-19 restrictions. More information on the LUCC Hearing is provided at the following website: https://www.cabq.gov/planning/boards-commissions/landmarks-commission.

If you have any questions, please contact me, Jessica Lawlis, at (505)761-9700 or by email at JessicaL@dpsdesign.org.

Sincerely,

Jessica Lawlis
Attachment: CABQ Planning Dept. Form Emailed/Mailed Public Notice to Neighborhood Associations Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed/Emailed to a Neighborhood Association

Jessica Lawlis
Urban Planner
Dekker/Perich/Sabatini
505.761.9700 / dpsdesign.org

We're identifying design solutions and rethinking design for a changed society.
Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association

Date of Notice*: 12-08-2020

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Neighborhood Association (NA)*: Huning Highland Historic District Association

Name of NA Representative*: Bonnie Anderson, Ann Carson

Email Address* or Mailing Address* of NA Representative1: 321 High St. SE, 416 Walter SE

Information Required by IDO Subsection 14-16-6-4(K)[1][a]

1. Subject Property Address* ___________________________
   Location Description __________________________________________________________

2. Property Owner* __________________________

3. Agent/Applicant* [if applicable] Jessica Lawlis, Dekker / Perich / Sabatini

4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
   - Conditional Use Approval
   - Permit ______________________________ (Carport or Wall/Fence – Major)
   - Site Plan
   - Subdivision __________________________ (Minor or Major)
   - Vacation ____________________________ (Easement/Private Way or Public Right-of-way)
   - Variance
   - Waiver
   - Other: ______________________________________

Summary of project/request2*: Demolition of the existing structure, which has been condemned by the City, and the construction of a new 3-4 story veteran facility comprised of 45 housing units.

---

1 Pursuant to IDO Subsection 14-16-6-4(K)[5][a], email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

2 Attach additional information, as needed to explain the project/request.
5. This application will be decided at a public meeting or hearing by*:

☐ Zoning Hearing Examiner (ZHE)       ☐ Development Review Board (DRB)
☒ Landmarks Commission (LC)           ☐ Environmental Planning Commission (EPC)

Date/Time*: ____________________________
Location*: ___________________________________________________________________

Agenda/meeting materials: http://www.cabq.gov/planning/boards-commissions
To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*:

Enclosed within this mailing or by contacting jessical@dpsdesign.org

Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*5 ☐ K-14 ________________

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the
proposed application, as relevant*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards have been requested for this project*:

☐ Deviation(s)       ☐ Variance(s)       ☐ Waiver(s)

Explanation*:
___________________________
___________________________
___________________________

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: ☒ Yes ☐ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:
The Raynolds Addition Neighborhood Association (RANA) was the only group that requested a neighborhood meeting regarding this project. The project team attended the RANA board meeting on 12.3.30 to give a brief project overview and answer any specific questions / concerns, including: specifics of the anticipated behavioral health provider and application process (which have not yet been specified), the historic significance of the existing property (which the applicant is still attempting to determine from the Historic Preservation Division) and the anticipated process (LUCC for demo permit, AA for site plan approval) and project timeframe (approximately 3 months for design, plus 12 months for constructions).

---

3 Physical address or Zoom link
4 Address (mailing or email), phone number, or website to be provided by the applicant
5 Available online here: http://data.cabq.gov/business/zoneatlas/
5. For Site Plan Applications only*, attach site plan showing, at a minimum:
   - a. Location of proposed buildings and landscape areas.*
   - b. Access and circulation for vehicles and pedestrians.*
   - c. Maximum height of any proposed structures, with building elevations.*
   - d. For residential development*: Maximum number of proposed dwelling units.
   - e. For non-residential development*:
     - Total gross floor area of proposed project.
     - Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map:

1. Area of Property [typically in acres] ____________________________
2. IDO Zone District ____________________________
3. Overlay Zone(s) [if applicable] ____________________________
4. Center or Corridor Area [if applicable] ____________________________
   - Downtown center, Area of change ____________________________
   - Current Land Use(s) [vacant, if none] ____________________________
   - Vacant, sub-standard building ____________________________

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):
https://ido.abc-zone.com/

IDO Interactive Map
https://tinurl.com/IDOzoningmap

Barelas, NA
Citizen Information Committee of Martineztown
Martineztown Work Group

Cc: ____________________________ [Other Neighborhood Associations, if any]

EDo NA Incorporated
Huning Highland Historic District Association
Martineztown Work Group
Raymonds Addition NA
Santa Barbara Martineztown NA
Silver Platinum Downtown NA
South Broadway NA
The Lofts @ 610 Central SW Owners Association Incorporated

6 Available here: https://tinurl.com/idozoningmap
Jessica Lawlis

From: Jessica Lawlis
Sent: Wednesday, December 9, 2020 8:43 AM
To: chair@abqdna.com; treasurer@abqdna.com
Cc: Jennifer Facio Maddox; Will Gleason
Subject: LUCC Submittal Notification - Request for Demolition Permit Outside of an Historically Protected Overlay zone (HPO) 6th and Coal

Dear Neighborhood Association Representative,

This letter is to inform you that Dekker/Perich/Sabatini, agent for the current property owner DBG Properties LLC, is seeking a Demolition Permit in order to remove a substandard building located at 611 Coal Avenue SW /415 6th Street SW Albuquerque NM 87102. In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice, we are notifying you that we are submitting the application to the Landmarks Commission for a Demolition Permit outside of an Historically Protected Overlay zone (HPO).

The subject site currently contains an existing building that has long sat vacant. In the City’s classification of historic properties, the existing building is designated as a contributing property to a non-designated area (i.e., it is not in a designated Historic District). Due to the building’s long vacancy, it is in a state of disrepair and the Code Enforcement Division has issued a Substandard Building Violation (14-3-5-12) stating it to be substandard under the provision of the Code. Given the state of the existing structure, the applicant has determined no feasible means of preserving the structure that can produce a reasonable economic return. The applicant is therefore seeking:

- **A Demolition Permit to remove the existing substandard structure.** As stated above, the applicant has determined no feasible means of preserving the structure that would produce a viable economic return and is therefore seeking the City’s approval for demolition. Further, the City’s Code Enforcement Division has stated in their substandard building violation that if no resolution is found by January 17, 2021, the City will demolish the structure. The applicant and the City staff have been seeking an alternative solution, such as moving the structure to another location, but the challenges of identifying a new site and property owner willing to make the necessary accommodations for the structure make this option challenging, particularly given the state of disrepair of the structure. The applicant will continue to work with the City to determine potential sites for relocation and if a site is found that is feasible, then this request for a demolition permit will be rescinded.

As required by IDO Table 6-1-1, we are making you aware of the LUCC Hearing date of **Wednesday, January 13, 2021 at 3:00pm**, at which time the application will be reviewed and decided on by the City of Albuquerque. The LUCC Hearing will be held virtually on a web-based meeting platform because of current COVID-19 restrictions. More information on the LUCC Hearing is provided at the following website: https://www.cabq.gov/planning/boards-commissions/landmarks-commission.

If you have any questions, please contact me, Jessica Lawlis, at (505)761-9700 or by email at JessicaL@dpsdesign.org.

Sincerely,
Jessica Lawlis, Dekker/Perich/Sabatini
Agent for DBG Properties
Attachment: CABQ Planning Dept. Form Emailed/Mailed Public Notice to Neighborhood Associations Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed/Emailed to a Neighborhood Association

Jessica Lawlis
Urban Planner
Dekker/Perich/Sabatini
505.761.9700 / dpsdesign.org

We're identifying design solutions and rethinking design for a changed society.
Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association

Date of Notice*: 12-08-2020

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Neighborhood Association (NA)*: Downtown Neighborhoods Association

Name of NA Representative*:_ Holly Siebert, Jim Clark

Email Address* or Mailing Address* of NA Representative¹: 408 11th Street NW, 516 11th Street NW

Information Required by IDO Subsection 14-16-6-4(K)[1][a]

1. Subject Property Address* ____________________________________________ Location Description _______________________________________________________

2. Property Owner* ____________________________

3. Agent/Applicant* [if applicable] ____________________________

4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
   - Conditional Use Approval
   - Permit [Demolition Permit] (Carport or Wall/Fence – Major)
   - Site Plan
   - Subdivision (Minor or Major)
   - Vacation (Easement/Private Way or Public Right-of-way)
   - Waiver
   - Other: __________________________________________________________

   Summary of project/request²:
   Demolition of the existing structure, which has been condemned by the City, and the construction
   of a new 3-4 story veteran facility comprised of 45 housing units.

¹ Pursuant to IDO Subsection 14-16-6-4(K)[5][a], email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.
5. This application will be decided at a public meeting or hearing by*:

- Zoning Hearing Examiner (ZHE)
- Development Review Board (DRB)
- Landmarks Commission (LC)
- Environmental Planning Commission (EPC)

Date/Time*: ____________________________
Location*3: ___________________________________________________________________

Agenda/meeting materials: http://www.cabq.gov/planning/boards-commissions
To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*4:

- Enclosed within this mailing or by contacting jessical@dpsdesign.org

Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*5 ______________ K-14

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards have been requested for this project*:

   - Deviation(s)
   - Variance(s)
   - Waiver(s)

Explanation*:

____________________________________________________________________________
____________________________________________________________________________
____________________________________________________________________________

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1:  ☑ Yes  ☐ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

The Raynolds Addition Neighborhood Association (RANA) was the only group that requested a neighborhood meeting regarding this project. The project team attended the RANA board meeting on 12.3.30 to give a brief project overview and answer any specific questions / concerns, including: specifics of the anticipated behavioral health provider and application process (which have not yet been specified), the historic significance of the existing property (which the applicant is still attempting to determine from the Historic Preservation Division) and the anticipated process (LUCC for demo permit, AA for site plan approval) and project timeframe (approximately 3 months for design, plus 12 months for constructions).

---

3 Physical address or Zoom link
4 Address (mailing or email), phone number, or website to be provided by the applicant
5 Available online here: http://data.cabq.gov/business/zoneatlas/
5. **For Site Plan Applications only**, attach site plan showing, at a minimum:
   - a. Location of proposed buildings and landscape areas.*
   - b. Access and circulation for vehicles and pedestrians.*
   - c. Maximum height of any proposed structures, with building elevations.*
   - d. **For residential development**: Maximum number of proposed dwelling units.
   - e. **For non-residential development**: Total gross floor area of proposed project.
     - Gross floor area for each proposed use.

**Additional Information [Optional]:**

From the IDO Zoning Map:

1. Area of Property (typically in acres) ____________________________ 0.409 acres
2. IDO Zone District ____________________________________________
   - Form-based Infill Development (MX-FB-ID)
3. Overlay Zone(s) [if applicable] ____________________________________________
4. Center or Corridor Area [if applicable] ____________________________
   - Downtown center, Area of change
   - Vacant, sub-standard building _________________________________________

**NOTE:** Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

**Useful Links**

- **Integrated Development Ordinance (IDO):**
  - [https://ido.abc-zone.com/](https://ido.abc-zone.com/)

- **IDO Interactive Map**
  - [https://tinyurl.com/IDOzoningmap](https://tinyurl.com/IDOzoningmap)

**Cc:** ____________________________________________ [Other Neighborhood Associations, if any]

- EDo NA Incorporated
- Huning Highland Historic District Association
- Martineztown Work Group
- Raynolds Addition NA
- Santa Barbara Martineztown NA
- Silver Platinum Downtown NA
- South Broadway NA
- The Lofts @ 610 Central SW Owners Association Incorporated

6 Available here: [https://tinyurl.com/idozoningmap](https://tinyurl.com/idozoningmap)
Dear Neighborhood Association Representative,

This letter is to inform you that Dekker/Perich/Sabatini, agent for the current property owner DBG Properties LLC, is seeking a Demolition Permit in order to remove a substandard building located at 611 Coal Avenue SW /415 6th Street SW Albuquerque NM 87102. In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice, we are notifying you that we are submitting the application to the Landmarks Commission for a Demolition Permit outside of an Historically Protected Overlay zone (HPO).

The subject site currently contains an existing building that has long sat vacant. In the City’s classification of historic properties, the existing building is designated as a contributing property to a non-designated area (i.e., it is not in a designated Historic District). Due to the building’s long vacancy, it is in a state of disrepair and the Code Enforcement Division has issued a Substandard Building Violation (14-3-5-12) stating it to be substandard under the provision of the Code. Given the state of the existing structure, the applicant has determined no feasible means of preserving the structure that can produce a reasonable economic return. The applicant is therefore seeking:

- **A Demolition Permit to remove the existing substandard structure.** As stated above, the applicant has determined no feasible means of preserving the structure that would produce a viable economic return and is therefore seeking the City’s approval for demolition. Further, the City’s Code Enforcement Division has stated in their substandard building violation that if no resolution is found by January 17, 2021, the City will demolish the structure. The applicant and the City staff have been seeking an alternative solution, such as moving the structure to another location, but the challenges of identifying a new site and property owner willing to make the necessary accommodations for the structure make this option challenging, particularly given the state of disrepair of the structure. The applicant will continue to work with the City to determine potential sites for relocation and if a site is found that is feasible, then this request for a demolition permit will be rescinded.

As required by IDO Table 6-1-1, we are making you aware of the LUCC Hearing date of **Wednesday, January 13, 2021 at 3:00pm**, at which time the application will be reviewed and decided on by the City of Albuquerque. The LUCC Hearing will be held virtually on a web-based meeting platform because of current COVID-19 restrictions. More information on the LUCC Hearing is provided at the following website: https://www.cabq.gov/planning/boards-commissions/landmarks-commission.

If you have any questions, please contact me, Jessica Lawlis, at (505)761-9700 or by email at JessicaL@dpsdesign.org.

Sincerely,
Jessica Lawlis, Dekker/Perich/Sabatini
Agent for DBG Properties
Attachment: CABQ Planning Dept. Form Emailed/Mailed Public Notice to Neighborhood Associations Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed/Emailed to a Neighborhood Association

We're identifying design solutions and rethinking design for a changed society.
Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed/Emailed to a Neighborhood Association

Date of Notice*:  12-08-2020

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Neighborhood Association (NA)*:  Citizens Information Committee of Martineztown
Name of NA Representative*:  Frank Martinez, Kristi Houde

Email Address* or Mailing Address* of NA Representative1:  501 Edith Boulevard NE, 501 Edith Boulevard NE

Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* __________________________________________________________
   Location Description _______________________________________________________________
2. Property Owner* _____________________________ DGB Properties LLC
3. Agent/Applicant* [if applicable] ____________________________________________________
4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
   □ Conditional Use Approval
   ☒ Permit Demolition Permit (Carport or Wall/Fence – Major)
   □ Site Plan
   □ Subdivision _____________________________ (Minor or Major)
   □ Vacation _______________________________ (Easement/Private Way or Public Right-of-way)
   □ Waiver
   □ Other: ________________________________

Summary of project/request2:
Demolition of the existing structure, which has been condemned by the City, and the construction of a new 3-4 story veteran facility comprised of 45 housing units.

---

1 Pursuant to IDO Subsection 14-16-6-4(K)(5)(a), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

2 Attach additional information, as needed to explain the project/request.
5. This application will be decided at a public meeting or hearing by*: 

- [x] Landmarks Commission (LC)
- [ ] Zoning Hearing Examiner (ZHE)
- [ ] Development Review Board (DRB)
- [ ] Environmental Planning Commission (EPC)

Date/Time*: January 13th at 3pm
Location*3: ZOOM, see Landmarks Commission webpage for the latest Hearing information: https://www.cabq.gov/planning/boards-commissions/landmarks-commission

Agenda/meeting materials: http://www.cabq.gov/planning/boards-commissions
To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*4:

Enclosed within this mailing or by contacting jessical@dpsdesign.org

Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*5: K-14

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards have been requested for this project*:

- [ ] Deviation(s)
- [ ] Variance(s)
- [ ] Waiver(s)

Explanations*:

______________________________________________________________________________

______________________________________________________________________________

______________________________________________________________________________

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: [x] Yes  [ ] No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

The Raynolds Addition Neighborhood Association (RANA) was the only group that requested a neighborhood meeting regarding this project. The project team attended the RANA board meeting on 12.3.30 to give a brief project overview and answer any specific questions / concerns, including: specifics of the anticipated behavioral health provider and application process (which have not yet been specified), the historic significance of the existing property (which the applicant is still attempting to determine from the Historic Preservation Division) and the anticipated process (LUCC for demo permit, AA for site plan approval) and project timeframe (approximately 3 months for design, plus 12 months for constructions).

3 Physical address or Zoom link
4 Address (mailing or email), phone number, or website to be provided by the applicant
5 Available online here: http://data.cabq.gov/business/zoneatlas/
5. **For Site Plan Applications only**, attach site plan showing, at a minimum:
   - a. Location of proposed buildings and landscape areas.
   - b. Access and circulation for vehicles and pedestrians.
   - c. Maximum height of any proposed structures, with building elevations.
   - d. **For residential development**: Maximum number of proposed dwelling units.
   - e. **For non-residential development**:
     - Total gross floor area of proposed project.
     - Gross floor area for each proposed use.

**Additional Information [Optional]:**

From the IDO Zoning Map:

1. **Area of Property [typically in acres]** __________________________ 0.409 acres
2. **IDO Zone District** ____________________________________________ Form-based Infill Development (MX-FB-ID)
3. **Overlay Zone(s) [if applicable]** ________________________________
4. **Center or Corridor Area [if applicable]** _________________________ Downtown center, Area of change
   - **Current Land Use(s) [vacant, if none]** __________________________ Vacant, sub-standard building

**NOTE:** Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

**Useful Links**

Integrated Development Ordinance (IDO):
https://ido.abc-zone.com/

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

Barelas, NA
Citizen Information Committee of Martineztown
Martineztown Work Group

**Cc:** ___________________________________________________________ [Other Neighborhood Associations, if any]

EDo NA Incorporated
Huning Highland Historic District Association
Martineztown Work Group
Raynolds Addition NA
Santa Barbara Martineztown NA
Silver Platinum Downtown NA
South Broadway NA
The Lofts @ 610 Central SW Owners Association Incorporated

---

6 Available here: https://tinyurl.com/idozoningmap
Dear Neighborhood Association Representative,

As you have been made aware through previous correspondence, Dekker/Perich/Sabatini, agent for the current property owner (DBG Properties LLC), is seeking a Demolition Permit in order to remove a substandard building located at 611 Coal Avenue SW /415 6th Street SW Albuquerque NM 87102. In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice, we are notifying you that we are submitting the application for the Demolition Permit outside of an Historically Protected Overlay zone (HPO).

The subject site currently contains an existing building that has long sat vacant. In the City’s classification of historic properties, the existing building is designated as a contributing property to a non-designated area (i.e., it is not in a designated Historic District). Due to the building’s long vacancy, it is in a state of disrepair and the Code Enforcement Division has issued a Substandard Building Violation (14-3-5-12) stating it to be substandard under the provision of the Code. Given the state of the existing structure, the applicant has determined no feasible means of preserving the structure that can produce a reasonable economic return. The applicant is therefore seeking:

- **A Demolition Permit to remove the existing substandard structure.** As stated above, the applicant has determined no feasible means of preserving the structure that would produce a viable economic return and is therefore seeking the City’s approval for demolition. Further, the City’s Code Enforcement Division has stated in their substandard building violation that if no resolution is found by January 17, 2021, the City will demolish the structure. The applicant and the City staff have been seeking an alternative solution, such as moving the structure to another location, but the challenges of identifying a new site and property owner willing to make the necessary accommodations for the structure make this option challenging, particularly given the state of disrepair of the structure. The applicant will continue to work with the City to determine potential sites for relocation and if a site is found that is feasible, then this request for a demolition permit will be rescinded.

As required by IDO Table 6-1-1, we are making you aware of the LUCC Hearing date of **Wednesday, January 13, 2021 at 3:00pm**, at which time the application will be reviewed and decided on by the City of Albuquerque. The LUCC Hearing will be held virtually on a web-based meeting platform because of current COVID-19 restrictions. More information on the LUCC Hearing is provided at the following website: [https://www.cabq.gov/planning/boards-commissions/landmarks-commission/landmarks-commission-agendas-action-sheets](https://www.cabq.gov/planning/boards-commissions/landmarks-commission/landmarks-commission-agendas-action-sheets).

If you have any questions, please contact me, Jessica Lawlis, at (505)761-9700 or by email at JessicaL@dpsdesign.org.

Sincerely,

Jessica Lawlis, Dekker/Perich/Sabatini
Agent for DBG Properties

**Attachment:** CABQ Planning Dept. Form Emailed/Mailed Public Notice to Neighborhood Associations Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed/Emailed to a Neighborhood Association

We’re identifying design solutions and rethinking design for a changed society.
Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association

Date of Notice*: 12-08-2020

This notice of an application for a proposed project is provided as required by Integrated Development
Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Neighborhood Association (NA)*: Barelas NA
Name of NA Representative*: Alicia Chavez, Dorothy Chavez

Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address*_______________________________________________________
   Location Description ___________________________________________________________
2. Property Owner*_______________________________________________________________
3. Agent/Applicant* [if applicable] ________________________________________________
4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
   □ Conditional Use Approval
   □ Permit ______________________________ (Carport or Wall/Fence – Major)
   □ Site Plan
   □ Subdivision __________________________ (Minor or Major)
   □ Vacation ____________________________ (Easement/Private Way or Public Right-of-way)
   □ Variance
   □ Waiver
   □ Other: ______________________________

Summary of project/request2*: Demolition of the existing structure, which has been condemned by the City, and the construction
of a new 3-4 story veteran facility comprised of 45 housing units.

1 Pursuant to IDO Subsection 14-16-6-4(K)(5)(a), email is sufficient if on file with the Office of Neighborhood
Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing
address on file for that representative.
2 Attach additional information, as needed to explain the project/request.
5. This application will be decided at a public meeting or hearing by*: 

- Zoning Hearing Examiner (ZHE)
- Development Review Board (DRB)
- Landmarks Commission (LC)
- Environmental Planning Commission (EPC)

Date/Time*: January 13 at 3pm

Location*: ZOOM, see Landmarks Commission webpage for the latest Hearing information: https://www.cabq.gov/planning/boards-commissions/landmarks-commission

Agenda/meeting materials: http://www.cabq.gov/planning/boards-commissions
To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*: 

Enclosed within this mailing or by contacting jessical@dpsdesign.org

Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*5 K-14

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards have been requested for this project*: 
   - Deviation(s)
   - Variance(s)
   - Waiver(s)

   Explanation*: 
   
   __________________________________________________________________________
   __________________________________________________________________________
   __________________________________________________________________________
   __________________________________________________________________________

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: ☑ Yes ☐ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

The Raynolds Addition Neighborhood Association (RANA) was the only group that requested a neighborhood meeting regarding this project. The project team attended the RANA board meeting on 12.3.30 to give a brief project overview and answer any specific questions / concerns, including: specifics of the anticipated behavioral health provider and application process (which have not yet been specified), the historic significance of the existing property (which the applicant is still attempting to determine from the Historic Preservation Division) and the anticipated process (LUCC for demo permit, AA for site plan approval) and project timeframe (approximately 3 months for design, plus 12 months for constructions).

---

3 Physical address or Zoom link
4 Address (mailing or email), phone number, or website to be provided by the applicant
5 Available online here: http://data.cabq.gov/business/zoneatlas/
5. **For Site Plan Applications only**, attach site plan showing, at a minimum:
   - a. Location of proposed buildings and landscape areas.
   - b. Access and circulation for vehicles and pedestrians.
   - c. Maximum height of any proposed structures, with building elevations.
   - d. **For residential development**: Maximum number of proposed dwelling units.
   - e. **For non-residential development**:
     - Total gross floor area of proposed project.
     - Gross floor area for each proposed use.

**Additional Information [Optional]:**

From the IDO Zoning Map:

1. Area of Property [typically in acres] 0.409 acres
2. IDO Zone District Form-based Infill Development (MX-FB-ID)
3. Overlay Zone(s) [if applicable] Downtown center, Area of change
4. Center or Corridor Area [if applicable] Vacant, sub-standard building

**NOTE:** Pursuant to [IDO Subsection 14-16-6-4(L)](https://tinurl.com/idozoningmap), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

**Useful Links**

- **Integrated Development Ordinance (IDO):**
  https://ido.abc-zone.com/

- **IDO Interactive Map**
  https://tinyurl.com/IDOzoningmap

**Cc:** [Other Neighborhood Associations, if any]
C. Buffer map and list of property owners within 100 feet, notifying letter, and proof of first class mailing
From: Delgado, Geraldine C.
To: Jessica Lawlis
Subject: RE: Request for property owners within 100" - 415 6th street
Date: Tuesday, December 8, 2020 3:19:10 PM
Attachments: 415 6th St. SW.docx
           415 6th St. SW.xlsx
           415 6th St. SW - 8.5x11 - Scale in Feet.pdf

Jessica,

See attach for the buffer map you requested.

Thank you,

Geraldine Delgado
File Room Coordinator
Office 505.924.3662
Office email gdelgado@cabq.gov
cabq.gov/planning

From: Jessica Lawlis <JessicaL@dpsdesign.org>
Sent: Tuesday, December 8, 2020 1:34 PM
To: Delgado, Geraldine C. <gdelgado@cabq.gov>
Cc: Swapna Babu <SwapnaB@dpsdesign.org>; Ewell, Diego <dewell@cabq.gov>; Rumpf, Linda <lrumpf@cabq.gov>
Subject: RE: Request for property owners within 100' - 415 6th street
Importance: High

Hi Geraldine,

I just got an out of office reply from Diego, which stated we should reach out to you for assistance. We were just informed that we need to make a last minute submittal to LUCC and where hoping there is some change that I can get the list of required property owners within 100’ of the property located at 415 6th street by close of business today so that we can get our required mailings out in time?

I apologize for the inconvenience and appreciate the assistance!

Thanks,
Jessica
Hi Diego,
We were just informed that we need to make a last minute submittal to LUCC, is there any change that I can get the list of required property owners within 100’ of the property located at 415 6th street by close of business today so that we can get our required mailings out in time?

I apologize for the inconvenience and appreciate the assistance!

Best,
Jessica

Jessica Lawlis
Urban Planner
Dekker/Perich/Sabatini
505.761.9700 / dpsdesign.org

We’re identifying design solutions and rethinking design for a changed society.

This message has been analyzed by Deep Discovery Email Inspector.
December 8, 2020

FEJER FRANCES I
13153 NEON AVE NE
ALBUQUERQUE NM 87112-4870

RE: Request for Demolition Permit Outside an HPO
611 Coal Avenue SW /415 6th Street SW Albuquerque NM 87102

Dear Property Owner,

This letter is to inform you that Dekker/Perich/Sabatini, agent for the property owner DBG Properties LLC, is seeking a Demolition Permit in order to demolish a substandard building. In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice, we are notifying you that we are submitting the application for the Demolition Permit Outside an HPO.

The subject site currently contains an existing building that has long sat vacant. In the City’s classification of historic properties, the existing building is designated as a contributing property to a non-designated area (i.e., it is not in a designated Historic District). Due to the building’s long vacancy, it is in a state of disrepair and the Code Enforcement Division has issued a Substandard Building Violation (14-3-5-12) stating it to be substandard under the provision of the Code. Given the state of the existing structure, the applicant has determined no feasible means of preserving the structure that can produce a reasonable economic return. The applicant is therefore seeking:

- **A Demolition Permit to demolish the existing, substandard structure.** As stated above, the applicant has determined no feasible means of preserving the structure that would produce a viable economic return and is therefore seeking the City’s approval for demolition. Further, the City’s Code Enforcement Division has stated in their substandard building violation that if no resolution is found by January 17, 2021, the City will demolish the structure. The applicant and the City staff have been seeking an alternative solution, such as moving the structure to another location, but the challenges of identifying a new site and property owner willing to make the necessary accommodations for the structure make this option challenging, particularly given the state of disrepair of the structure. The applicant will continue to work with the City to determine potential sites for relocation and if a site is found that is feasible, then this request for a demolition permit will be rescinded.

As required by IDO Table 6-1-1, we are making you aware of the Landmarks Commission Hearing date of **Wednesday, January 13, 2021 at 3:00pm**, at which time the application will be reviewed and decided on by the City of Albuquerque. The LUCC Hearing will be held virtually on a web-based meeting platform because of current COVID-19 restrictions. More information on the LUCC Hearing is provided at the following website: [https://www.cabq.gov/planning/boards-commissions/landmarks-commission](https://www.cabq.gov/planning/boards-commissions/landmarks-commission).
If you have any questions, please contact Jessica Lawlis at (505)761-9700 or by email at JessicaL@dpsdesign.org.

Sincerely,

Jessica Lawlis, Dekker/Perich/Sabatini
Agent for DBG Properties LLC
Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: 12/08/2020

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Property Owner within 100 feet*: Fejer Frances I

Mailing Address*: 13153 Neon Ave Ne, Albuquerque Nm 87112-4870

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* 611 Coal Avenue SW/ 415 6th Street SW Albuquerque NM 87102
   Location Description Northwest corner of 6th and Coal

2. Property Owner* DBG Properties LLC

3. Agent/Applicant* [if applicable] Jessica Lawlis, Dekker / Perich / Sabatini

4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
   - Conditional Use Approval
   - Permit ________________ Demolition Permit (Carport or Wall/Fence – Major)
   - Site Plan
   - Subdivision ________________ (Minor or Major)
   - Vacation ________________ (Easement/Private Way or Public Right-of-way)
   - Variance
   - Waiver
   - Other: __________________________________________________________

   Summary of project/request1*:
   Demolition of the existing structure, which has been condemned by the City, and the construction
   of a new 3-4 story veteran facility comprised of 45 housing units.

5. This application will be decided at a public meeting or hearing by*:
   - Zoning Hearing Examiner (ZHE)
   - Development Review Board (DRB)
   - Landmarks Commission (LC)
   - Environmental Planning Commission (EPC)

1 Attach additional information, as needed to explain the project/request.
6. Where more information about the project can be found*3:
   Enclosed within this mailing or by contacting jessical@dpsdesign.org

---

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*4 ________________________  K-14

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards have been requested for this project*:
   - Deviation(s)        
   - Variance(s)        
   - Waiver(s)          

   Explanation*:

   ____________________________________________________________________________
   ____________________________________________________________________________
   ____________________________________________________________________________

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1:  ☒ Yes  ☐ No
   Summary of the Pre-submittal Neighborhood Meeting, if one occurred:
   The Raynolds Addition Neighborhood Association (RANA) was the only group that requested a neighborhood meeting regarding this project. The project team attended the RANA board meeting on 12.3.30 to give a brief project overview and answer any specific questions / concerns, including: specifics of the anticipated behavioral health provider and application process (which have not yet been specified), the historic significance of the existing property (which the applicant is still attempting to determine from the Historic Preservation Division) and the anticipated process (LUCC for demo permit, AA for site plan approval) and project timeframe (approximately 3 months for design, plus 12 months for constructions).

5. For Site Plan Applications only*, attach site plan showing, at a minimum:
   - a. Location of proposed buildings and landscape areas.*
   - b. Access and circulation for vehicles and pedestrians.*
   - c. Maximum height of any proposed structures, with building elevations.*

---

2 Physical address or Zoom link
3 Address (mailing or email), phone number, or website to be provided by the applicant
4 Available online here: http://data.cabq.gov/business/zoneatlas/
[Note: Items with an asterisk (*) are required.]

☐ d. For residential development*: Maximum number of proposed dwelling units.

☐ e. For non-residential development*:
  ☐ Total gross floor area of proposed project.
  ☐ Gross floor area for each proposed use.

**Additional Information:**

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] ___________________________ 0.409 acres

2. IDO Zone District ___________________________ Form-based Infill Development (MX-FB-ID)

3. Overlay Zone(s) [if applicable] ___________________________

4. Center or Corridor Area [if applicable] ___________________________

Current Land Use(s) [vacant, if none] ___________________________

_________________________________________________________________________________

**NOTE:** Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

**Useful Links**

- Integrated Development Ordinance (IDO): [https://ido.abc-zone.com/](https://ido.abc-zone.com/)

- IDO Interactive Map [https://tinyurl.com/IDOzoningmap](https://tinyurl.com/IDOzoningmap)

---

⁵ Available here: [https://tinurl.com/idozoningmap](https://tinurl.com/idozoningmap)
December 8, 2020

PUTZ THERESA
618 COAL AVE SW UNIT A
ALBUQUERQUE NM 87102-3896

RE: Request for Demolition Permit Outside an HPO
611 Coal Avenue SW /415 6th Street SW Albuquerque NM 87102

Dear Property Owner,

This letter is to inform you that Dekker/Perich/Sabatini, agent for the property owner DBG Properties LLC, is seeking a Demolition Permit in order to demolish a substandard building. In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice, we are notifying you that we are submitting the application for the Demolition Permit Outside an HPO.

The subject site currently contains an existing building that has long sat vacant. In the City’s classification of historic properties, the existing building is designated as a contributing property to a non-designated area (i.e., it is not in a designated Historic District). Due to the building’s long vacancy, it is in a state of disrepair and the Code Enforcement Division has issued a Substandard Building Violation (14-3-5-12) stating it to be substandard under the provision of the Code. Given the state of the existing structure, the applicant has determined no feasible means of preserving the structure that can produce a reasonable economic return. The applicant is therefore seeking:

- **A Demolition Permit to demolish the existing, substandard structure.** As stated above, the applicant has determined no feasible means of preserving the structure that would produce a viable economic return and is therefore seeking the City’s approval for demolition. Further, the City’s Code Enforcement Division has stated in their substandard building violation that if no resolution is found by January 17, 2021, the City will demolish the structure. The applicant and the City staff have been seeking an alternative solution, such as moving the structure to another location, but the challenges of identifying a new site and property owner willing to make the necessary accommodations for the structure make this option challenging, particularly given the state of disrepair of the structure. The applicant will continue to work with the City to determine potential sites for relocation and if a site is found that is feasible, then this request for a demolition permit will be rescinded.

As required by IDO Table 6-1-1, we are making you aware of the Landmarks Commission Hearing date of **Wednesday, January 13, 2021 at 3:00pm**, at which time the application will be reviewed and decided on by the City of Albuquerque. The LUCC Hearing will be held virtually on a web-based meeting platform because of current COVID-19 restrictions. More information on the LUCC Hearing is provided at the following website: [https://www.cabq.gov/planning/boards-commissions/landmarks-commission](https://www.cabq.gov/planning/boards-commissions/landmarks-commission).
If you have any questions, please contact Jessica Lawlis at (505)761-9700 or by email at JessicaL@dpsdesign.org.

Sincerely,

Jessica Lawlis, Dekker/Perich/Sabatini
Agent for DBG Properties LLC
Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner

Date of Notice*: 12/08/2020

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Property Owner within 100 feet*: Putz Theresa

Mailing Address*: 618 Coal Ave Sw Unit A Albuquerque Nm 87102-3896

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* 611 Coal Avenue SW/ 415 6th Street SW Albuquerque NM 87102

   Location Description Northwest corner of 6th and Coal

2. Property Owner* DBG Properties LLC

3. Agent/Applicant* [if applicable] Jessica Lawlis, Dekker / Perich / Sabatini

4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]

   - Conditional Use Approval
   - Permit Demolition Permit (Carport or Wall/Fence – Major)
   - Site Plan
   - Subdivision (Minor or Major)
   - Vacation (Easement/Private Way or Public Right-of-way)
   - Variance
   - Waiver
   - Other:

   Summary of project/request1*: Demolition of the existing structure, which has been condemned by the City, and the construction of a new 3-4 story veteran facility comprised of 45 housing units.

5. This application will be decided at a public meeting or hearing by*:

   - Zoning Hearing Examiner (ZHE)
   - Development Review Board (DRB)
   - Landmarks Commission (LC)
   - Environmental Planning Commission (EPC)

1 Attach additional information, as needed to explain the project/request.
6. Where more information about the project can be found*: Enclosed within this mailing or by contacting jessical@dpsdesign.org

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)**: K-14

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards have been requested for this project*:
   □ Deviation(s)  □ Variance(s)  □ Waiver(s)
   Explanation*: ____________________________________________________________
   ____________________________________________________________
   ____________________________________________________________

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: ☑ Yes  ☐ No
   Summary of the Pre-submittal Neighborhood Meeting, if one occurred:
   The Reynolds Addition Neighborhood Association (RANA) was the only group that requested a neighborhood meeting regarding this project. The project team attended the RANA board meeting on 12.3.30 to give a brief project overview and answer any specific questions / concerns, including: specifics of the anticipated behavioral health provider and application process (which have not yet been specified), the historic significance of the existing property (which the applicant is still attempting to determine from the Historic Preservation Division) and the anticipated process (LUCC for demo permit, AA for site plan approval) and project timeframe (approximately 3 months for design, plus 12 months for constructions).

5. For Site Plan Applications only*, attach site plan showing, at a minimum:
   □ a. Location of proposed buildings and landscape areas.*
   □ b. Access and circulation for vehicles and pedestrians.*
   □ c. Maximum height of any proposed structures, with building elevations.*

---

2 Physical address or Zoom link
3 Address (mailing or email), phone number, or website to be provided by the applicant
4 Available online here: http://data.cabq.gov/business/zoneatlas/
d. For residential development*: Maximum number of proposed dwelling units.

e. For non-residential development*:
   - Total gross floor area of proposed project.
   - Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map:

1. Area of Property [typically in acres] _______ 0.409 acres
2. IDO Zone District ____________________________ Form-based Infill Development (MX-FB-ID)
3. Overlay Zone(s) [if applicable] ____________________________
4. Center or Corridor Area [if applicable] __ Downtown center, Area of change
   Current Land Use(s) [vacant, if none] ____________________________ Vacant, sub-standard building

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):
https://ido.abc-zone.com/

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

5 Available here: https://tinyurl.com/idozoningmap
December 8, 2020

HIBERNIAN HOUSE NEW MEXICO CATHOLIC CHARITIES/ ATTN: JUNE Y MARTIN
2010 BRIDGE BLVD SW
ALBUQUERQUE NM 87105-3104

RE: Request for Demolition Permit Outside an HPO
   611 Coal Avenue SW /415 6th Street SW Albuquerque NM 87102

Dear Property Owner,

This letter is to inform you that Dekker/Perich/Sabatini, agent for the property owner DBG Properties LLC, is seeking a Demolition Permit in order to demolish a substandard building. In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice, we are notifying you that we are submitting the application for the Demolition Permit Outside an HPO.

The subject site currently contains an existing building that has long sat vacant. In the City’s classification of historic properties, the existing building is designated as a contributing property to a non-designated area (i.e., it is not in a designated Historic District). Due to the building’s long vacancy, it is in a state of disrepair and the Code Enforcement Division has issued a Substandard Building Violation (14-3-5-12) stating it to be substandard under the provision of the Code. Given the state of the existing structure, the applicant has determined no feasible means of preserving the structure that can produce a reasonable economic return. The applicant is therefore seeking:

- A Demolition Permit to demolish the existing, substandard structure. As stated above, the applicant has determined no feasible means of preserving the structure that would produce a viable economic return and is therefore seeking the City’s approval for demolition. Further, the City’s Code Enforcement Division has stated in their substandard building violation that if no resolution is found by January 17, 2021, the City will demolish the structure. The applicant and the City staff have been seeking an alternative solution, such as moving the structure to another location, but the challenges of identifying a new site and property owner willing to make the necessary accommodations for the structure make this option challenging, particularly given the state of disrepair of the structure. The applicant will continue to work with the City to determine potential sites for relocation and if a site is found that is feasible, then this request for a demolition permit will be rescinded.

As required by IDO Table 6-1-1, we are making you aware of the Landmarks Commission Hearing date of Wednesday, January 13, 2021 at 3:00pm, at which time the application will be reviewed and decided on by the City of Albuquerque. The LUCC Hearing will be held virtually on a web-based meeting platform because of current COVID-19 restrictions. More information on the LUCC Hearing is provided at the following website: https://www.cabq.gov/planning/boards-commissions/landmarks-commission.
If you have any questions, please contact Jessica Lawlis at (505)761-9700 or by email at JessicaL@dpsdesign.org.

Sincerely,

[Signature]

Jessica Lawlis, Dekker/Perich/Sabatini
Agent for DBG Properties LLC
Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: 12/08/2020

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K) Public Notice** to:

Property Owner within 100 feet*: Chc Ptns I Llc C/O Harding & Carbone Inc

Mailing Address*: 1235 North Lp W 205 Houston Tx 77008-4701

**Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)**

1. **Subject Property Address***: 611 Coal Avenue SW/ 415 6th Street SW Albuquerque NM 87102
   Location Description: Northwest corner of 6th and Coal

2. **Property Owner***: DBG Properties LLC

3. **Agent/Applicant*** [if applicable]: Jessica Lawlis, Dekker / Perich / Sabatini

4. **Application(s) Type*** per IDO **Table 6-1-1** [mark all that apply]
   - [ ] Conditional Use Approval
   - [x] Permit Demolition Permit (Carport or Wall/Fence – Major)
   - [ ] Site Plan
   - [ ] Subdivision (Minor or Major)
   - [ ] Vacation (Easement/Private Way or Public Right-of-way)
   - [ ] Variance
   - [ ] Waiver
   - [ ] Other: ________________________________________________________________

   **Summary of project/request***:
   Demolition of the existing structure, which has been condemned by the City, and the construction of a new 3-4 story veteran facility comprised of 45 housing units.

5. **This application will be decided at a public meeting or hearing by***:
   - [ ] Zoning Hearing Examiner (ZHE)
   - [ ] Development Review Board (DRB)
   - [x] Landmarks Commission (LC)
   - [ ] Environmental Planning Commission (EPC)

---

1 Attach additional information, as needed to explain the project/request.
6. Where more information about the project can be found*3:
______________________________________________________________________________
______________________________________________________________________________

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*4 ________________________ K-14

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards have been requested for this project*:
   □ Deviation(s)   □ Variance(s)   □ Waiver(s)
   Explanation*:
   __________________________________________________________
   __________________________________________________________
   __________________________________________________________

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: ☒ Yes   ☐ No
Summary of the Pre-submittal Neighborhood Meeting, if one occurred:
The Reynolds Addition Neighborhood Association (RANA) was the only group that requested a neighborhood meeting regarding this project. The project team attended the RANA board meeting on 12.3.30 to give a brief project overview and answer any specific questions / concerns, including: specifics of the anticipated behavioral health provider and application process (which have not yet been specified), the historic significance of the existing property (which the applicant is still attempting to determine from the Historic Preservation Division) and the anticipated process (LUCC for demo permit, AA for site plan approval) and project timeframe (approximately 3 months for design, plus 12 months for constructions).

5. For Site Plan Applications only*, attach site plan showing, at a minimum:
   □ a. Location of proposed buildings and landscape areas.*
   □ b. Access and circulation for vehicles and pedestrians.*
   □ c. Maximum height of any proposed structures, with building elevations.*
d. **For residential development***: Maximum number of proposed dwelling units.

□  e. **For non-residential development***:
  □  Total gross floor area of proposed project.
  □  Gross floor area for each proposed use.

**Additional Information:**

From the IDO Zoning Map:

1. **Area of Property** [typically in acres] ____________________________ 0.409 acres
2. **IDO Zone District** ____________________________ Form-based Infill Development (MX-FB-ID)
3. **Overlay Zone(s)** [if applicable] ____________________________
4. **Center or Corridor Area** [if applicable] ____________________________ Downtown center, Area of change
   **Current Land Use(s)** [vacant, if none] ____________________________ Vacant, sub-standard building

**NOTE**: Pursuant to **IDO Subsection 14-16-6-4(L)**, property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

**Useful Links**

Integrated Development Ordinance (IDO):
https://ido.abc-zone.com/

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

---

Available here: https://tinurl.com/idozoningmap
December 8, 2020

HIBERNIAN HOUSE OF NEW MEXICO CATHOLIC CHARITIES
ATTN: JUNE Y MARTINEZ
2010 BRIDGE BLVD SW
ALBUQUERQUE NM 87105-3104

RE: Request for Demolition Permit Outside an HPO
611 Coal Avenue SW / 415 6th Street SW Albuquerque NM 87102

Dear Property Owner,

This letter is to inform you that Dekker/Perich/Sabatini, agent for the property owner DBG Properties LLC, is seeking a Demolition Permit in order to demolish a substandard building. In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice, we are notifying you that we are submitting the application for the Demolition Permit Outside an HPO.

The subject site currently contains an existing building that has long sat vacant. In the City’s classification of historic properties, the existing building is designated as a contributing property to a non-designated area (i.e., it is not in a designated Historic District). Due to the building’s long vacancy, it is in a state of disrepair and the Code Enforcement Division has issued a Substandard Building Violation (14-3-5-12) stating it to be substandard under the provision of the Code. Given the state of the existing structure, the applicant has determined no feasible means of preserving the structure that can produce a reasonable economic return. The applicant is therefore seeking:

- A Demolition Permit to demolish the existing, substandard structure. As stated above, the applicant has determined no feasible means of preserving the structure that would produce a viable economic return and is therefore seeking the City’s approval for demolition. Further, the City’s Code Enforcement Division has stated in their substandard building violation that if no resolution is found by January 17, 2021, the City will demolish the structure. The applicant and the City staff have been seeking an alternative solution, such as moving the structure to another location, but the challenges of identifying a new site and property owner willing to make the necessary accommodations for the structure make this option challenging, particularly given the state of disrepair of the structure. The applicant will continue to work with the City to determine potential sites for relocation and if a site is found that is feasible, then this request for a demolition permit will be rescinded.

As required by IDO Table 6-1-1, we are making you aware of the Landmarks Commission Hearing date of Wednesday, January 13, 2021 at 3:00pm, at which time the application will be reviewed and decided on by the City of Albuquerque. The LUCC Hearing will be held virtually on a web-based meeting platform because of current COVID-19 restrictions. More information on the LUCC Hearing is provided at the following website: https://www.cabq.gov/planning/boards-commissions/landmarks-commission.
If you have any questions, please contact Jessica Lawlis at (505)761-9700 or by email at JessicaL@dpsdesign.org.

Sincerely,

Jessica Lawlis, Dekker/Perich/Sabatini
Agent for DBG Properties LLC
Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner

Date of Notice*: 12/08/2020

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Property Owner within 100 feet*: Hibernian House New Mexico Catholic Charities/ Attn: June Y Martin
Mailing Address*: 2010 Bridge Blvd Sw Albuquerque Nm 87105-3104

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* 611 Coal Avenue SW/ 415 6th Street SW Albuquerque NM 87102
   Location Description Northwest corner of 6th and Coal

2. Property Owner* DBG Properties LLC

3. Agent/Applicant* [if applicable] Jessica Lawlis, Dekker / Perich / Sabatini

4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
   - ☑ Conditional Use Approval
   - ☑ Permit Demolition Permit (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision (Minor or Major)
   - ☐ Vacation (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☐ Other: ________________________________

Summary of project/request*:
   Demolition of the existing structure, which has been condemned by the City, and the construction of a new 3-4 story veteran facility comprised of 45 housing units.

5. This application will be decided at a public meeting or hearing by*:
   - ☑ Zoning Hearing Examiner (ZHE)
   - ☑ Development Review Board (DRB)
   - ☑ Landmarks Commission (LC)
   - ☐ Environmental Planning Commission (EPC)

1 Attach additional information, as needed to explain the project/request.
[Note: Items with an asterisk (*) are required.]

Date/Time*: January 13th at 3pm
Location*: ZOOM, see Landmarks Commission webpage for the latest Hearing information: https://www.cabq.gov/planning/boards-commissions/landmarks-Acommission

Agenda/meeting materials: http://www.cabq.gov/planning/boards-commissions
To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*:
   Enclosed within this mailing or by contacting jessical@dpsdesign.org

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*: K-14

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards have been requested for this project*:
   - Deviation(s)
   - Variance(s)
   - Waiver(s)
   Explanation*:
   __________________________________________________________
   __________________________________________________________
   __________________________________________________________

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: X Yes □ No
   Summary of the Pre-submittal Neighborhood Meeting, if one occurred:
   The Reynolds Addition Neighborhood Association (RANA) was the only group that requested a neighborhood meeting regarding this project. The project team attended the RANA board meeting on 12.3.30 to give a brief project overview and answer any specific questions / concerns, including: specifics of the anticipated behavioral health provider and application process (which have not yet been specified), the historic significance of the existing property (which the applicant is still attempting to determine from the Historic Preservation Division) and the anticipated process (LUCC for demo permit, AA for site plan approval) and project timeframe (approximately 3 months for design, plus 12 months for constructions.)

5. For Site Plan Applications only*, attach site plan showing, at a minimum:
   - Location of proposed buildings and landscape areas.*
   - Access and circulation for vehicles and pedestrians.*
   - Maximum height of any proposed structures, with building elevations.*

2 Physical address or Zoom link
3 Address (mailing or email), phone number, or website to be provided by the applicant
4 Available online here: http://data.cabq.gov/business/zoneatlas/
d. For residential development*: Maximum number of proposed dwelling units.

e. For non-residential development*: 
   - Total gross floor area of proposed project.
   - Gross floor area for each proposed use.

**Additional Information:**

From the IDO Zoning Map:

1. Area of Property [typically in acres] 0.409 acres
2. IDO Zone District Form-based Infill Development (MX-FB-ID)
3. Overlay Zone(s) [if applicable] 
4. Center or Corridor Area [if applicable] Downtown center, Area of change
   Current Land Use(s) [vacant, if none] Vacant, sub-standard building

**NOTE:** Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

**Useful Links**

- Integrated Development Ordinance (IDO): [https://ido.abc-zone.com/](https://ido.abc-zone.com/)
- IDO Interactive Map [https://tinyurl.com/IDOzoningmap](https://tinyurl.com/IDOzoningmap)
December 8, 2020

GSL PARTNERS
3 CENTERPOINTE DR SUITE 130
LAKE OSWEGO OR 97035

RE: Request for Demolition Permit Outside an HPO
611 Coal Avenue SW /415 6th Street SW Albuquerque NM 87102

Dear Property Owner,

This letter is to inform you that Dekker/Perich/Sabatini, agent for the property owner DBG Properties LLC, is seeking a Demolition Permit in order to demolish a substandard building. In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice, we are notifying you that we are submitting the application for the Demolition Permit Outside an HPO.

The subject site currently contains an existing building that has long sat vacant. In the City’s classification of historic properties, the existing building is designated as a contributing property to a non-designated area (i.e., it is not in a designated Historic District). Due to the building’s long vacancy, it is in a state of disrepair and the Code Enforcement Division has issued a Substandard Building Violation (14-3-5-12) stating it to be substandard under the provision of the Code. Given the state of the existing structure, the applicant has determined no feasible means of preserving the structure that can produce a reasonable economic return. The applicant is therefore seeking:

- A Demolition Permit to demolish the existing, substandard structure. As stated above, the applicant has determined no feasible means of preserving the structure that would produce a viable economic return and is therefore seeking the City’s approval for demolition. Further, the City’s Code Enforcement Division has stated in their substandard building violation that if no resolution is found by January 17, 2021, the City will demolish the structure. The applicant and the City staff have been seeking an alternative solution, such as moving the structure to another location, but the challenges of identifying a new site and property owner willing to make the necessary accommodations for the structure make this option challenging, particularly given the state of disrepair of the structure. The applicant will continue to work with the City to determine potential sites for relocation and if a site is found that is feasible, then this request for a demolition permit will be rescinded.

As required by IDO Table 6-1-1, we are making you aware of the Landmarks Commission Hearing date of Wednesday, January 13, 2021 at 3:00pm, at which time the application will be reviewed and decided on by the City of Albuquerque. The LUCC Hearing will be held virtually on a web-based meeting platform because of current COVID-19 restrictions. More information on the LUCC Hearing is provided at the following website: https://www.cabq.gov/planning/boards-commissions/landmarks-commission.
If you have any questions, please contact Jessica Lawlis at (505)761-9700 or by email at JessicaL@dpsdesign.org.

Sincerely,

Jessica Lawlis, Dekker/Perich/Sabatini
Agent for DBG Properties LLC
Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner

Date of Notice*: 12/08/2020

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Property Owner within 100 feet*: Gsl Partners

Mailing Address*: 3 Centerpointe Dr Suite 130 Lake Oswego Or 97035

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* ___ 611 Coal Avenue SW/ 415 6th Street SW Albuquerque NM 87102
   Location Description __________ Northwest corner of 6th and Coal

2. Property Owner* DBG Properties LLC

3. Agent/Applicant* [if applicable] Jessica Lawlis, Dekker / Perich / Sabatini

4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
   - ☐ Conditional Use Approval
   - ☑ Demolition Permit (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision (Minor or Major)
   - ☐ Vacation (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☐ Other: _____________________________________________

Summary of project/request1*:
   Demolition of the existing structure, which has been condemned by the City, and the construction of a new 3-4 story veteran facility comprised of 45 housing units.

5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☒ Landmarks Commission (LC)
   - ☐ Development Review Board (DRB)
   - ☐ Environmental Planning Commission (EPC)

---

1 Attach additional information, as needed to explain the project/request.
6. Where more information about the project can be found*:
   Enclosed within this mailing or by contacting jessical@dpsdesign.org

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*: ________________________

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the
   proposed application, as relevant*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards have been requested for this project*:
   □ Deviation(s)   □ Variance(s)   □ Waiver(s)
   Explanation*:
   ____________________________________________________________
   ____________________________________________________________
   ____________________________________________________________
   ____________________________________________________________
   ____________________________________________________________

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1:  X Yes   □ No
   Summary of the Pre-submittal Neighborhood Meeting, if one occurred:
   The Raynolds Addition Neighborhood Association (RANA) was the only group that requested a neighborhood meeting
   regarding this project. The project team attended the RANA board meeting on 12.3.30 to give a brief project overview and
   answer any specific questions / concerns, including: specifics of the anticipated behavioral health provider and application
   process (which have not yet been specified), the historic significance of the existing property (which the applicant is still
   attempting to determine from the Historic Preservation Division) and the anticipated process (LUCC for demo permit, AA
   for site plan approval) and project timeframe (approximately 3 months for design, plus 12 months for constructions).

5. For Site Plan Applications only*, attach site plan showing, at a minimum:
   □ a. Location of proposed buildings and landscape areas.*
   □ b. Access and circulation for vehicles and pedestrians.*
   □ c. Maximum height of any proposed structures, with building elevations.*
d. For residential development*: Maximum number of proposed dwelling units.

e. For non-residential development*:
   - Total gross floor area of proposed project.
   - Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map5:

1. Area of Property [typically in acres] ____________________________ 0.409 acres
2. IDO Zone District ____________________________ Form-based Infill Development (MX-FB-ID)
3. Overlay Zone(s) [if applicable] ____________________________
4. Center or Corridor Area [if applicable] ____________________________ Downtown center, Area of change
Current Land Use(s) [vacant, if none] ____________________________ Vacant, sub-standard building

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):
https://ido.abc-zone.com/

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

---

5 Available here: https://tinurl.com/idozoningmap
Dear Property Owner,

This letter is to inform you that Dekker/Perich/Sabatini, agent for the property owner DBG Properties LLC, is seeking a Demolition Permit in order to demolish a substandard building. In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice, we are notifying you that we are submitting the application for the Demolition Permit Outside an HPO.

The subject site currently contains an existing building that has long sat vacant. In the City’s classification of historic properties, the existing building is designated as a contributing property to a non-designated area (i.e., it is not in a designated Historic District). Due to the building’s long vacancy, it is in a state of disrepair and the Code Enforcement Division has issued a Substandard Building Violation (14-3-5-12) stating it to be substandard under the provision of the Code. Given the state of the existing structure, the applicant has determined no feasible means of preserving the structure that can produce a reasonable economic return. The applicant is therefore seeking:

- A Demolition Permit to demolish the existing, substandard structure. As stated above, the applicant has determined no feasible means of preserving the structure that would produce a viable economic return and is therefore seeking the City’s approval for demolition. Further, the City’s Code Enforcement Division has stated in their substandard building violation that if no resolution is found by January 17, 2021, the City will demolish the structure. The applicant and the City staff have been seeking an alternative solution, such as moving the structure to another location, but the challenges of identifying a new site and property owner willing to make the necessary accommodations for the structure make this option challenging, particularly given the state of disrepair of the structure. The applicant will continue to work with the City to determine potential sites for relocation and if a site is found that is feasible, then this request for a demolition permit will be rescinded.

As required by IDO Table 6-1-1, we are making you aware of the Landmarks Commission Hearing date of Wednesday, January 13, 2021 at 3:00pm, at which time the application will be reviewed and decided on by the City of Albuquerque. The LUCC Hearing will be held virtually on a web-based meeting platform because of current COVID-19 restrictions. More information on the LUCC Hearing is provided at the following website: https://www.cabq.gov/planning/boards-commissions/landmarks-commission.
If you have any questions, please contact Jessica Lawlis at (505)761-9700 or by email at JessicaL@dpsdesign.org.

Sincerely,

[Signature]

Jessica Lawlis, Dekker/Perich/Sabatini
Agent for DBG Properties LLC
Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: 12/08/2020

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Property Owner within 100 feet*: Kaiser Kenneth Js

Mailing Address*: 516 Coal Ave Sw Albuquerque Nm 87102

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* 611 Coal Avenue SW/ 415 6th Street SW Albuquerque NM 87102
   Location Description Northwest corner of 6th and Coal

2. Property Owner* DBG Properties LLC

3. Agent/Applicant* [if applicable] Jessica Lawlis, Dekker / Perich / Sabatini

4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
   - [ ] Conditional Use Approval
   - [x] Permit Demolition Permit (Carport or Wall/Fence – Major)
   - [ ] Site Plan
   - [ ] Subdivision (Minor or Major)
   - [ ] Vacation (Easement/Private Way or Public Right-of-way)
   - [ ] Variance
   - [ ] Waiver
   - [ ] Other: ________________________________

Summary of project/request*:
   Demolition of the existing structure, which has been condemned by the City, and the construction of a new 3-4 story veteran facility comprised of 45 housing units.

5. This application will be decided at a public meeting or hearing by*:
   - [ ] Zoning Hearing Examiner (ZHE)
   - [ ] Development Review Board (DRB)
   - [x] Landmarks Commission (LC)
   - [ ] Environmental Planning Commission (EPC)

1 Attach additional information, as needed to explain the project/request.
Mailed Notice to Property Owners – Decisions Requiring a Meeting or Hearing

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*4 ______ K-14

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards have been requested for this project*:
   □ Deviation(s) □ Variance(s) □ Waiver(s)
   Explanation*: ____________________________
   _________________________________________
   _________________________________________
   _________________________________________

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: ✗ Yes ☐ No
   Summary of the Pre-submittal Neighborhood Meeting, if one occurred:
   The Raynolds Addition Neighborhood Association (RANA) was the only group that requested a neighborhood meeting regarding this project. The project team attended the RANA board meeting on 12.3.30 to give a brief project overview and answer any specific questions / concerns, including: specifics of the anticipated behavioral health provider and application process (which have not yet been specified), the historic significance of the existing property (which the applicant is still attempting to determine from the Historic Preservation Division) and the anticipated process (LUCC for demo permit, AA for site plan approval) and project timeframe (approximately 3 months for design, plus 12 months for constructions).

5. For Site Plan Applications only*, attach site plan showing, at a minimum:
   □ a. Location of proposed buildings and landscape areas.*
   □ b. Access and circulation for vehicles and pedestrians.*
   □ c. Maximum height of any proposed structures, with building elevations.*

Date/Time*: ____________________________
Location*: __________________________________________________________

2 Physical address or Zoom link
3 Address (mailing or email), phone number, or website to be provided by the applicant
4 Available online here: http://data.cabq.gov/business/zoneatlas/
d. For residential development*: Maximum number of proposed dwelling units.

e. For non-residential development*:  
  □ Total gross floor area of proposed project.
  □ Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map\(^5\):

1. Area of Property [typically in acres] _____________________________ 0.409 acres

2. IDO Zone District _____________________________ Form-based Infill Development (MX-FB-ID)

3. Overlay Zone(s) [if applicable] _____________________________

4. Center or Corridor Area [if applicable] _____________________________ Downtown center, Area of change

Current Land Use(s) [vacant, if none] _____________________________ Vacant, sub-standard building

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

[https://ido.abc-zone.com/](https://ido.abc-zone.com/)

IDO Interactive Map

[https://tinyurl.com/IDOzoningmap](https://tinyurl.com/IDOzoningmap)

\(^5\) Available here: [https://tinurl.com/idozoningmap](https://tinurl.com/idozoningmap)
December 8, 2020

PC SAN FELIPE LLC & SAN FELIPE WHITAKER LLC & ETAL
4956 N 300 WEST SUITE 300
PROVO UT 84604-6134

RE: Request for Demolition Permit Outside an HPO

611 Coal Avenue SW /415 6th Street SW Albuquerque NM 87102

Dear Property Owner,

This letter is to inform you that Dekker/Perich/Sabatini, agent for the property owner DBG Properties LLC, is seeking a Demolition Permit in order to demolish a substandard building. In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice, we are notifying you that we are submitting the application for the Demolition Permit Outside an HPO.

The subject site currently contains an existing building that has long sat vacant. In the City’s classification of historic properties, the existing building is designated as a contributing property to a non-designated area (i.e., it is not in a designated Historic District). Due to the building’s long vacancy, it is in a state of disrepair and the Code Enforcement Division has issued a Substandard Building Violation (14-3-5-12) stating it to be substandard under the provision of the Code. Given the state of the existing structure, the applicant has determined no feasible means of preserving the structure that can produce a reasonable economic return. The applicant is therefore seeking:

- A Demolition Permit to demolish the existing, substandard structure. As stated above, the applicant has determined no feasible means of preserving the structure that would produce a viable economic return and is therefore seeking the City’s approval for demolition. Further, the City’s Code Enforcement Division has stated in their substandard building violation that if no resolution is found by January 17, 2021, the City will demolish the structure. The applicant and the City staff have been seeking an alternative solution, such as moving the structure to another location, but the challenges of identifying a new site and property owner willing to make the necessary accommodations for the structure make this option challenging, particularly given the state of disrepair of the structure. The applicant will continue to work with the City to determine potential sites for relocation and if a site is found that is feasible, then this request for a demolition permit will be rescinded.

As required by IDO Table 6-1-1, we are making you aware of the Landmarks Commission Hearing date of Wednesday, January 13, 2021 at 3:00pm, at which time the application will be reviewed and decided on by the City of Albuquerque. The LUCC Hearing will be held virtually on a web-based meeting platform because of current COVID-19 restrictions. More information on the LUCC Hearing is provided at the following website: https://www.cabq.gov/planning/boards-commissions/landmarks-commission.
If you have any questions, please contact Jessica Lawlis at (505)761-9700 or by email at JessicaL@dpsdesign.org.

Sincerely,

Jessica Lawlis, Dekker/Perich/Sabatini
Agent for DBG Properties LLC
Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: 12/08/2020

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Property Owner within 100 feet*: P. C. San Felipe LLC & San Felipe Whitaker LLC & Et al

Mailing Address*: 4956 N 300 West Suite 300 Provo Ut 84604-6134

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* 611 Coal Avenue SW/ 415 6th Street SW Albuquerque NM 87102
   Location Description Northwest corner of 6th and Coal

2. Property Owner* DBG Properties LLC

3. Agent/Applicant* [if applicable] Jessica Lawlis, Dekker / Perich / Sabatini

4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
   - Conditional Use Approval
   - Permit Demolition Permit (Carport or Wall/Fence – Major)
   - Site Plan
   - Subdivision (Minor or Major)
   - Vacation (Easement/Private Way or Public Right-of-way)
   - Variance
   - Waiver
   - Other: ____________________________________________________

Summary of project/request¹*:

Demolition of the existing structure, which has been condemned by the City, and the construction of a new 3-4 story veteran facility comprised of 45 housing units.

5. This application will be decided at a public meeting or hearing by*:
   - Zoning Hearing Examiner (ZHE)
   - Development Review Board (DRB)
   - Landmarks Commission (LC)

¹ Attach additional information, as needed to explain the project/request.
[Note: Items with an asterisk (*) are required.]

Date/Time*: January 13th at 3pm
Location*: www.cabq.gov/planning/boards-commissions/landmarks-Acommission

Agenda/meeting materials: http://www.cabq.gov/planning/boards-commissions
To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*:
   Enclosed within this mailing or by contacting jessical@dpsdesign.org

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*: K-14

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards have been requested for this project*:
   □ Deviation(s)  □ Variance(s)  □ Waiver(s)
   Explanation*:
   __________________________________________________________________________
   __________________________________________________________________________
   __________________________________________________________________________

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: ☒ Yes  ☐ No
Summary of the Pre-submittal Neighborhood Meeting, if one occurred:
The Raynolds Addition Neighborhood Association (RANA) was the only group that requested a neighborhood meeting regarding this project. The project team attended the RANA board meeting on 12.3.30 to give a brief project overview and answer any specific questions / concerns, including: specifics of the anticipated behavioral health provider and application process (which have not yet been specified), the historic significance of the existing property (which the applicant is still attempting to determine from the Historic Preservation Division) and the anticipated process (LUCC for demo permit, AA for site plan approval) and project timeframe (approximately 3 months for design, plus 12 months for constructions).

5. For Site Plan Applications only*, attach site plan showing, at a minimum:
   □  a. Location of proposed buildings and landscape areas.*
   □  b. Access and circulation for vehicles and pedestrians.*
   □  c. Maximum height of any proposed structures, with building elevations.*

---

2 Physical address or Zoom link
3 Address (mailing or email), phone number, or website to be provided by the applicant
4 Available online here: http://data.cabq.gov/business/zoneatlas/
d. For residential development*: Maximum number of proposed dwelling units.
e. For non-residential development*:
   □ Total gross floor area of proposed project.
   □ Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map:

1. Area of Property [typically in acres] ____________________________ 0.409 acres ____________________________
2. IDO Zone District ____________________________ Form-based Infill Development (MX-FB-ID) ____________________________
3. Overlay Zone(s) [if applicable] ____________________________ ____________________________
4. Center or Corridor Area [if applicable] ____________________________ Downtown center, Area of change ____________________________
   Current Land Use(s) [vacant, if none] ____________________________ Vacant, sub-standard building ____________________________

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):
https://ido.abc-zone.com/

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

Available here: https://tinurl.com/idozoningmap
December 8, 2020

FSC ALVARADO APARTMENTS ATTN: MR STANLEY R FIMBERG
9777 WILSHIRE BLVD SUITE 500
BEVERLY HILLS CA 90212

RE: Request for Demolition Permit Outside an HPO
611 Coal Avenue SW /415 6th Street SW Albuquerque NM 87102

Dear Property Owner,

This letter is to inform you that Dekker/Perich/Sabatini, agent for the property owner DBG Properties LLC, is seeking a Demolition Permit in order to demolish a substandard building. In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice, we are notifying you that we are submitting the application for the Demolition Permit Outside an HPO.

The subject site currently contains an existing building that has long sat vacant. In the City’s classification of historic properties, the existing building is designated as a contributing property to a non-designated area (i.e., it is not in a designated Historic District). Due to the building’s long vacancy, it is in a state of disrepair and the Code Enforcement Division has issued a Substandard Building Violation (14-3-5-12) stating it to be substandard under the provision of the Code. Given the state of the existing structure, the applicant has determined no feasible means of preserving the structure that can produce a reasonable economic return. The applicant is therefore seeking:

- **A Demolition Permit to demolish the existing, substandard structure.** As stated above, the applicant has determined no feasible means of preserving the structure that would produce a viable economic return and is therefore seeking the City’s approval for demolition. Further, the City’s Code Enforcement Division has stated in their substandard building violation that if no resolution is found by January 17, 2021, the City will demolish the structure. The applicant and the City staff have been seeking an alternative solution, such as moving the structure to another location, but the challenges of identifying a new site and property owner willing to make the necessary accommodations for the structure make this option challenging, particularly given the state of disrepair of the structure. The applicant will continue to work with the City to determine potential sites for relocation and if a site is found that is feasible, then this request for a demolition permit will be rescinded.

As required by IDO Table 6-1-1, we are making you aware of the Landmarks Commission Hearing date of **Wednesday, January 13, 2021 at 3:00pm**, at which time the application will be reviewed and decided on by the City of Albuquerque. The LUCC Hearing will be held virtually on a web-based meeting platform because of current COVID-19 restrictions. More information on the LUCC Hearing is provided at the following website: [https://www.cabq.gov/planning/boards-commissions/landmarks-commission](https://www.cabq.gov/planning/boards-commissions/landmarks-commission).
If you have any questions, please contact Jessica Lawlis at (505)761-9700 or by email at JessicaL@dpsdesign.org.

Sincerely,

Jessica Lawlis, Dekker/Perich/Sabatini
Agent for DBG Properties LLC
Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: 12/08/2020

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Property Owner within 100 feet*: Fsc Alvarado Apartments Attn: Mr Stanley R Fimberg
Mailing Address*: 9777 Wilshire Blvd Suite 500 Beverly Hills Ca 90212

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address*: 611 Coal Avenue SW/ 415 6th Street SW Albuquerque NM 87102
   Location Description: Northwest corner of 6th and Coal

2. Property Owner*: DBG Properties LLC

3. Agent/Applicant*[if applicable] Jessica Lawlis, Dekker / Perich / Sabatini

4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
   - Conditional Use Approval
   - Permit Demolition Permit (Carport or Wall/Fence – Major)
   - Site Plan
   - Subdivision (Minor or Major)
   - Vacation (Easement/Private Way or Public Right-of-way)
   - Variance
   - Waiver
   - Other: ______________________________________________________________

Summary of project/request1*:
   Demolition of the existing structure, which has been condemned by the City, and the construction
   of a new 3-4 story veteran facility comprised of 45 housing units.

5. This application will be decided at a public meeting or hearing by*:
   - Zoning Hearing Examiner (ZHE)
   - Development Review Board (DRB)
   - Landmarks Commission (LC)
   - Environmental Planning Commission (EPC)

1 Attach additional information, as needed to explain the project/request.
6. Where more information about the project can be found*: Enclosed within this mailing or by contacting jessical@dpsdesign.org

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*4 ________________________ K-14

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards have been requested for this project*:
   - Deviation(s)
   - Variance(s)
   - Waiver(s)
   Explanation*:

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: ☒ Yes ☐ No

   Summary of the Pre-submittal Neighborhood Meeting, if one occurred:
   The Raynolds Addition Neighborhood Association (RANA) was the only group that requested a neighborhood meeting regarding this project. The project team attended the RANA board meeting on 12.3.30 to give a brief project overview and answer any specific questions / concerns, including: specifics of the anticipated behavioral health provider and application process (which have not yet been specified), the historic significance of the existing property (which the applicant is still attempting to determine from the Historic Preservation Division) and the anticipated process (LUCC for demo permit, AA for site plan approval) and project timeframe (approximately 3 months for design, plus 12 months for constructions).

5. For Site Plan Applications only*, attach site plan showing, at a minimum:
   - a. Location of proposed buildings and landscape areas.*
   - b. Access and circulation for vehicles and pedestrians.*
   - c. Maximum height of any proposed structures, with building elevations.*

---

2 Physical address or Zoom link
3 Address (mailing or email), phone number, or website to be provided by the applicant
4 Available online here: http://data.cabq.gov/business/zoneatlas/
[Note: Items with an asterisk (*) are required.]

- d. For residential development*: Maximum number of proposed dwelling units.
- e. For non-residential development*:
  - Total gross floor area of proposed project.
  - Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] _______________________________ 0.409 acres
2. IDO Zone District ____________________________ Form-based Infill Development (MX-FB-ID)
3. Overlay Zone(s) [if applicable] ________________________________________________
4. Center or Corridor Area [if applicable] __________________________________________
   Downtown center, Area of change
Current Land Use(s) [vacant, if none] __________________________________________
   Vacant, sub-standard building

**NOTE**: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):
https://ido.abc-zone.com/

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

⁵ Available here: https://tinurl.com/idozoningmap
Dear Property Owner,

This letter is to inform you that Dekker/Perich/Sabatini, agent for the property owner DBG Properties LLC, is seeking a Demolition Permit in order to demolish a substandard building. In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice, we are notifying you that we are submitting the application for the Demolition Permit Outside an HPO.

The subject site currently contains an existing building that has long sat vacant. In the City’s classification of historic properties, the existing building is designated as a contributing property to a non-designated area (i.e., it is not in a designated Historic District). Due to the building’s long vacancy, it is in a state of disrepair and the Code Enforcement Division has issued a Substandard Building Violation (14-3-5-12) stating it to be substandard under the provision of the Code. Given the state of the existing structure, the applicant has determined no feasible means of preserving the structure that can produce a reasonable economic return. The applicant is therefore seeking:

- **A Demolition Permit to demolish the existing, substandard structure.** As stated above, the applicant has determined no feasible means of preserving the structure that would produce a viable economic return and is therefore seeking the City’s approval for demolition. Further, the City’s Code Enforcement Division has stated in their substandard building violation that if no resolution is found by January 17, 2021, the City will demolish the structure. The applicant and the City staff have been seeking an alternative solution, such as moving the structure to another location, but the challenges of identifying a new site and property owner willing to make the necessary accommodations for the structure make this option challenging, particularly given the state of disrepair of the structure. The applicant will continue to work with the City to determine potential sites for relocation and if a site is found that is feasible, then this request for a demolition permit will be rescinded.

As required by IDO Table 6-1-1, we are making you aware of the Landmarks Commission Hearing date of **Wednesday, January 13, 2021 at 3:00pm**, at which time the application will be reviewed and decided on by the City of Albuquerque. The LUCC Hearing will be held virtually on a web-based meeting platform because of current COVID-19 restrictions. More information on the LUCC Hearing is provided at the following website: [https://www.cabq.gov/planning/boards-commissions/landmarks-commission](https://www.cabq.gov/planning/boards-commissions/landmarks-commission).
If you have any questions, please contact Jessica Lawlis at (505)761-9700 or by email at JessicaL@dpsdesign.org.

Sincerely,

Jessica Lawlis, Dekker/Perich/Sabatini
Agent for DBG Properties LLC
Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: 12/08/2020

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Property Owner within 100 feet*: Klausmeyer Shaffer Jason C & Shaffer Margaret D

Mailing Address*: 524 Coal Ave Sw Albuquerque Nm 87102-3878

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address*: 611 Coal Avenue SW/ 415 6th Street SW Albuquerque NM 87102
   Location Description: Northwest corner of 6th and Coal

2. Property Owner*: DBG Properties LLC

3. Agent/Applicant* [if applicable]: Jessica Lawlis, Dekker / Perich / Sabatini

4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
   - Conditional Use Approval
   - Site Plan
   - Subdivision (Minor or Major)
   - Vacation (Easement/Private Way or Public Right-of-way)
   - Variance
   - Waiver
   - Other:__________________________________________________________

   Summary of project/request1*:
   Demolition of the existing structure, which has been condemned by the City, and the construction of a new 3-4 story veteran facility comprised of 45 housing units.

5. This application will be decided at a public meeting or hearing by*:
   - Zoning Hearing Examiner (ZHE)
   - Development Review Board (DRB)
   - Landmarks Commission (LC)
   - Environmental Planning Commission (EPC)

1 Attach additional information, as needed to explain the project/request.
[Note: Items with an asterisk (*) are required.]

Date/Time*: January 13th at 3pm

Location*: ZOOM, see Landmarks Commission webpage for the latest Hearing information: http://www.cabq.gov/planning/boards-commissions/landmarks-Acommission

Agenda/meeting materials: http://www.cabq.gov/planning/boards-commissions

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*: Enclosed within this mailing or by contacting jessical@dpsdesign.org

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*4 K-14

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards have been requested for this project*:
   □ Deviation(s) □ Variance(s) □ Waiver(s)
   Explanation*:
   ______________________________________________________________________________________________________
   ______________________________________________________________________________________________________
   ______________________________________________________________________________________________________

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: ☒ Yes □ No

   Summary of the Pre-submittal Neighborhood Meeting, if one occurred:
   The Raynolds Addition Neighborhood Association (RANA) was the only group that requested a neighborhood meeting regarding this project. The project team attended the RANA board meeting on 12.3.30 to give a brief project overview and answer any specific questions / concerns, including: specifics of the anticipated behavioral health provider and application process (which have not yet been specified), the historic significance of the existing property (which the applicant is still attempting to determine from the Historic Preservation Division) and the anticipated process (LUCC for demo permit, AA for site plan approval) and project timeframe (approximately 3 months for design, plus 12 months for constructions).

5. For Site Plan Applications only*, attach site plan showing, at a minimum:
   □ a. Location of proposed buildings and landscape areas.*
   □ b. Access and circulation for vehicles and pedestrians.*
   □ c. Maximum height of any proposed structures, with building elevations.*

---

2 Physical address or Zoom link
3 Address (mailing or email), phone number, or website to be provided by the applicant
4 Available online here: http://data.cabq.gov/business/zoneatlas/
d. **For residential development** (*): Maximum number of proposed dwelling units.

e. **For non-residential development** (*):  
   - Total gross floor area of proposed project.
   - Gross floor area for each proposed use.

**Additional Information:**

From the IDO Zoning Map⁵:

1. Area of Property [*typically in acres*] 0.409 acres
2. IDO Zone District Form-based Infill Development (MX-FB-ID)
3. Overlay Zone(s) [*if applicable*]
4. Center or Corridor Area [*if applicable*] Downtown center, Area of change
   Current Land Use(s) [*vacant, if none*] Vacant, sub-standard building

**NOTE:** Pursuant to [IDO Subsection 14-16-6-4(L)](https://ido.abc-zone.com/), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

**Useful Links**

- **Integrated Development Ordinance (IDO):**
  https://ido.abc-zone.com/

- **IDO Interactive Map**
  https://tinyurl.com/IDOzoningmap

---

⁵ Available here: https://tinurl.com/idozoningmap
December 8, 2020

OSTROWSKI CATHERINE LUJAN
132 W MEADOWLARK LN
CORRALES NM 87048-9664

RE: Request for Demolition Permit Outside an HPO
611 Coal Avenue SW /415 6th Street SW Albuquerque NM 87102

Dear Property Owner,

This letter is to inform you that Dekker/Perich/Sabatini, agent for the property owner DBG Properties LLC, is seeking a Demolition Permit in order to demolish a substandard building. In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice, we are notifying you that we are submitting the application for the Demolition Permit Outside an HPO.

The subject site currently contains an existing building that has long sat vacant. In the City’s classification of historic properties, the existing building is designated as a contributing property to a non-designated area (i.e., it is not in a designated Historic District). Due to the building’s long vacancy, it is in a state of disrepair and the Code Enforcement Division has issued a Substandard Building Violation (14-3-5-12) stating it to be substandard under the provision of the Code. Given the state of the existing structure, the applicant has determined no feasible means of preserving the structure that can produce a reasonable economic return. The applicant is therefore seeking:

- **A Demolition Permit to demolish the existing, substandard structure.** As stated above, the applicant has determined no feasible means of preserving the structure that would produce a viable economic return and is therefore seeking the City’s approval for demolition. Further, the City’s Code Enforcement Division has stated in their substandard building violation that if no resolution is found by January 17, 2021, the City will demolish the structure. The applicant and the City staff have been seeking an alternative solution, such as moving the structure to another location, but the challenges of identifying a new site and property owner willing to make the necessary accommodations for the structure make this option challenging, particularly given the state of disrepair of the structure. The applicant will continue to work with the City to determine potential sites for relocation and if a site is found that is feasible, then this request for a demolition permit will be rescinded.

As required by IDO Table 6-1-1, we are making you aware of the Landmarks Commission Hearing date of **Wednesday, January 13, 2021 at 3:00pm**, at which time the application will be reviewed and decided on by the City of Albuquerque. The LUCC Hearing will be held virtually on a web-based meeting platform because of current COVID-19 restrictions. More information on the LUCC Hearing is provided at the following website: [https://www.cabq.gov/planning/boards-commissions/landmarks-commission](https://www.cabq.gov/planning/boards-commissions/landmarks-commission).
If you have any questions, please contact Jessica Lawlis at (505)761-9700 or by email at JessicaL@dpsdesign.org.

Sincerely,

Jessica Lawlis, Dekker/Perich/Sabatini
Agent for DBG Properties LLC
Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Subject Property Address*: 611 Coal Avenue SW/ 415 6th Street SW Albuquerque NM 87102
Location Description: Northwest corner of 6th and Coal

Property Owner*: DBG Properties LLC

Agent/Applicant*: Jessica Lawlis, Dekker / Perich / Sabatini

Application(s) Type* per IDO Table 6-1-1 [mark all that apply]

- [ ] Conditional Use Approval
- [x] Demolition Permit (Carport or Wall/Fence – Major)
- [ ] Site Plan
- [ ] Subdivision (Minor or Major)
- [ ] Vacation (Easement/Private Way or Public Right-of-way)
- [ ] Variance
- [ ] Waiver
- [ ] Other: ____________________________________________________

Summary of project/request*: Demolition of the existing structure, which has been condemned by the City, and the construction of a new 3-4 story veteran facility comprised of 45 housing units.

This application will be decided at a public meeting or hearing by*:

- [ ] Zoning Hearing Examiner (ZHE)
- [x] Development Review Board (DRB)
- [x] Landmarks Commission (LC)
- [ ] Environmental Planning Commission (EPC)

1 Attach additional information, as needed to explain the project/request.

Mailed Notice to Property Owners – Decisions Requiring a Meeting or Hearing

CABQ Planning Dept. 1 Printed 11/1/2020
[Note: Items with an asterisk (*) are required.]

Date/Time*: January 13th at 3pm

Location*: ZOOM, see Landmarks Commission webpage for the latest Hearing information: https://www.cabq.gov/planning/boards-commissions/landmarks-Acommission

Agenda/meeting materials: http://www.cabq.gov/planning/boards-commissions

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*:
   Enclosed within this mailing or by contacting jessical@dpsdesign.org

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*4: K-14

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards have been requested for this project*:
   - Deviation(s)
   - Variance(s)
   - Waiver(s)

   Explanation*:
   ____________________________________________________________
   ____________________________________________________________
   ____________________________________________________________
   ____________________________________________________________

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1:
   - Yes
   - No

   Summary of the Pre-submittal Neighborhood Meeting, if one occurred:
   The Raynolds Addition Neighborhood Association (RANA) was the only group that requested a neighborhood meeting regarding this project. The project team attended the RANA board meeting on 12.3.30 to give a brief project overview and answer any specific questions / concerns, including: specifics of the anticipated behavioral health provider and application process (which have not yet been specified), the historic significance of the existing property (which the applicant is still attempting to determine from the Historic Preservation Division) and the anticipated process (LUCC for demo permit, AA for site plan approval) and project timeframe (approximately 3 months for design, plus 12 months for constructions).

5. For Site Plan Applications only*, attach site plan showing, at a minimum:
   - a. Location of proposed buildings and landscape areas.*
   - b. Access and circulation for vehicles and pedestrians.*
   - c. Maximum height of any proposed structures, with building elevations.*

---

2 Physical address or Zoom link
3 Address (mailing or email), phone number, or website to be provided by the applicant
4 Available online here: http://data.cabq.gov/business/zoneatlas/
[Note: Items with an asterisk (*) are required.]

☐ d. **For residential development***: Maximum number of proposed dwelling units.

☐ e. **For non-residential development***:
  - ☐ Total gross floor area of proposed project.
  - ☐ Gross floor area for each proposed use.

**Additional Information:**

From the IDO Zoning Map:\(^5\):  
1. **Area of Property [typically in acres]** __________ 0.409 acres __________
2. **IDO Zone District** __________ Form-based Infill Development (MX-FB-ID) __________
3. **Overlay Zone(s) [if applicable]** __________
4. **Center or Corridor Area [if applicable]** __________ Downtown center, Area of change __________
5. **Current Land Use(s) [vacant, if none]** __________ Vacant, sub-standard building __________

**NOTE:** Pursuant to [IDO Subsection 14-16-6-4(L)](https://ido.abc-zone.com/), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

**Useful Links**

- Integrated Development Ordinance (IDO):
  [https://ido.abc-zone.com/](https://ido.abc-zone.com/)
- IDO Interactive Map
  [https://tinyurl.com/IDOzoningmap](https://tinyurl.com/IDOzoningmap)

---

\(^5\) Available here: [https://tinurl.com/idozoningmap](https://tinurl.com/idozoningmap)
December 8, 2020

GSL PROPERTIES INC
3 CENTERPOINTE DR SUITE 130
LAKE OSWEGO OR 97035-8657

RE: Request for Demolition Permit Outside an HPO
611 Coal Avenue SW /415 6th Street SW Albuquerque NM 87102

Dear Property Owner,

This letter is to inform you that Dekker/Perich/Sabatini, agent for the property owner DBG Properties LLC, is seeking a Demolition Permit in order to demolish a substandard building. **In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice, we are notifying you that we are submitting the application for the Demolition Permit Outside an HPO.**

The subject site currently contains an existing building that has long sat vacant. In the City’s classification of historic properties, the existing building is designated as a contributing property to a non-designated area (i.e., it is not in a designated Historic District). Due to the building’s long vacancy, it is in a state of disrepair and the Code Enforcement Division has issued a Substandard Building Violation (14-3-5-12) stating it to be substandard under the provision of the Code. Given the state of the existing structure, the applicant has determined no feasible means of preserving the structure that can produce a reasonable economic return. The applicant is therefore seeking:

- **A Demolition Permit to demolish the existing, substandard structure.** As stated above, the applicant has determined no feasible means of preserving the structure that would produce a viable economic return and is therefore seeking the City’s approval for demolition. Further, the City’s Code Enforcement Division has stated in their substandard building violation that if no resolution is found by January 17, 2021, the City will demolish the structure. The applicant and the City staff have been seeking an alternative solution, such as moving the structure to another location, but the challenges of identifying a new site and property owner willing to make the necessary accommodations for the structure make this option challenging, particularly given the state of disrepair of the structure. The applicant will continue to work with the City to determine potential sites for relocation and if a site is found that is feasible, then this request for a demolition permit will be rescinded.

As required by IDO Table 6-1-1, we are making you aware of the Landmarks Commission Hearing date of **Wednesday, January 13, 2021 at 3:00pm**, at which time the application will be reviewed and decided on by the City of Albuquerque. The LUCC Hearing will be held virtually on a web-based meeting platform because of current COVID-19 restrictions. More information on the LUCC Hearing is provided at the following website: [https://www.cabq.gov/planning/boards-commissions/landmarks-commission](https://www.cabq.gov/planning/boards-commissions/landmarks-commission).
If you have any questions, please contact Jessica Lawlis at (505)761-9700 or by email at JessicaL@dpsdesign.org.

Sincerely,

Jessica Lawlis, Dekker/Perich/Sabatini
Agent for DBG Properties LLC
Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: 12/08/2020

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Property Owner within 100 feet*: Gsl Partners

Mailing Address*: 3 Centerpointe Dr Suite 130 Lake Oswego Or 97035

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* 611 Coal Avenue SW/ 415 6th Street SW Albuquerque NM 87102
   Location Description Northwest corner of 6th and Coal

2. Property Owner* DBG Properties LLC

3. Agent/Applicant* [if applicable] Jessica Lawlis, Dekker / Perich / Sabatini

4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
   □ Conditional Use Approval
   □ Site Plan
   □ Subdivision (Minor or Major)
   □ Vacation (Easement/Private Way or Public Right-of-way)
   □ Variance
   □ Waiver
   □ Other: _________________________________________________________________

   Summary of project/request1*: Demolition of the existing structure, which has been condemned by the City, and the construction of a new 3-4 story veteran facility comprised of 45 housing units.

5. This application will be decided at a public meeting or hearing by*:
   □ Zoning Hearing Examiner (ZHE)
   □ Development Review Board (DRB)
   X Landmarks Commission (LC)
   □ Environmental Planning Commission (EPC)

1 Attach additional information, as needed to explain the project/request.
Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*4 ________________________ K-14

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards have been requested for this project*:
   □ Deviation(s)  □ Variance(s)  □ Waiver(s)
   Explanation*:
   __________________________________________________________
   __________________________________________________________
   __________________________________________________________

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1:  ☑ Yes  □ No
   Summary of the Pre-submittal Neighborhood Meeting, if one occurred:
   The Reynolds Addition Neighborhood Association (RANA) was the only group that requested a neighborhood meeting regarding this project. The project team attended the RANA board meeting on 12.3.30 to give a brief project overview and answer any specific questions / concerns, including: specifics of the anticipated behavioral health provider and application process (which have not yet been specified), the historic significance of the existing property (which the applicant is still attempting to determine from the Historic Preservation Division) and the anticipated process (LUCC for demo permit, AA for site plan approval) and project timeframe (approximately 3 months for design, plus 12 months for constructions).

5. For Site Plan Applications only*, attach site plan showing, at a minimum:
   □  a. Location of proposed buildings and landscape areas.*
   □  b. Access and circulation for vehicles and pedestrians.*
   □  c. Maximum height of any proposed structures, with building elevations.*

---

2 Physical address or Zoom link
3 Address (mailing or email), phone number, or website to be provided by the applicant
4 Available online here: http://data.cabq.gov/business/zoneatlas/
d. For residential development*: Maximum number of proposed dwelling units.

e. For non-residential development*:
   - Total gross floor area of proposed project.
   - Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] ________________________________
   - 0.409 acres

2. IDO Zone District ________________________________ Form-based Infill Development (MX-FB-ID)

3. Overlay Zone(s) [if applicable] ______________________________________________

4. Center or Corridor Area [if applicable] __ Downtown center, Area of change ___________
   - Current Land Use(s) [vacant, if none] __ Vacant, sub-standard building ______________

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):
https://ido.abc-zone.com/

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

⁵ Available here: https://tinurl.com/idozoningmap
December 8, 2020

PC SAN FELIPE LLC & SAN FELIPE WHITAKER LLC & ETAL
4956 N 300 WEST SUITE 300
PROVO UT 84604-6134

RE: Request for Demolition Permit Outside an HPO
611 Coal Avenue SW /415 6th Street SW Albuquerque NM 87102

Dear Property Owner,

This letter is to inform you that Dekker/Perich/Sabatini, agent for the property owner DBG Properties LLC, is seeking a Demolition Permit in order to demolish a substandard building. In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice, we are notifying you that we are submitting the application for the Demolition Permit Outside an HPO.

The subject site currently contains an existing building that has long sat vacant. In the City’s classification of historic properties, the existing building is designated as a contributing property to a non-designated area (i.e., it is not in a designated Historic District). Due to the building’s long vacancy, it is in a state of disrepair and the Code Enforcement Division has issued a Substandard Building Violation (14-3-5-12) stating it to be substandard under the provision of the Code. Given the state of the existing structure, the applicant has determined no feasible means of preserving the structure that can produce a reasonable economic return. The applicant is therefore seeking:

- **A Demolition Permit to demolish the existing, substandard structure.** As stated above, the applicant has determined no feasible means of preserving the structure that would produce a viable economic return and is therefore seeking the City’s approval for demolition. Further, the City’s Code Enforcement Division has stated in their substandard building violation that if no resolution is found by January 17, 2021, the City will demolish the structure. The applicant and the City staff have been seeking an alternative solution, such as moving the structure to another location, but the challenges of identifying a new site and property owner willing to make the necessary accommodations for the structure make this option challenging, particularly given the state of disrepair of the structure. The applicant will continue to work with the City to determine potential sites for relocation and if a site is found that is feasible, then this request for a demolition permit will be rescinded.

As required by IDO Table 6-1-1, we are making you aware of the Landmarks Commission Hearing date of **Wednesday, January 13, 2021 at 3:00pm**, at which time the application will be reviewed and decided on by the City of Albuquerque. The LUCC Hearing will be held virtually on a web-based meeting platform because of current COVID-19 restrictions. More information on the LUCC Hearing is provided at the following website: [https://www.cabq.gov/planning/boards-commissions/landmarks-commission](https://www.cabq.gov/planning/boards-commissions/landmarks-commission).
If you have any questions, please contact Jessica Lawlis at (505)761-9700 or by email at JessicaL@dpsdesign.org.

Sincerely,

Jessica Lawlis, Dekker/Perich/Sabatini
Agent for DBG Properties LLC
Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner

Date of Notice*: 12/08/2020

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Property Owner within 100 feet*: Pc San Felipe Llc & San Felipe Whitaker Llc & Etal
Mailing Address*: 4956 N 300 West Suite 300 Provo Ut 84604-6134

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* ____________________________________________
   Location Description ________________________________________________
   611 Coal Avenue SW / 415 6th Street SW Albuquerque NM 87102
   Northwest corner of 6th and Coal

2. Property Owner* ____________________________________________________
   DBG Properties LLC

3. Agent/Applicant* [if applicable] ________________________________________
   Jessica Lawlis, Dekker / Perich / Sabatini

4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
   □ Conditional Use Approval
   X Permit ___________________________ (Carport or Wall/Fence – Major)
   □ Site Plan
   □ Subdivision _________________________ (Minor or Major)
   □ Vacation ___________________________ (Easement/Private Way or Public Right-of-way)
   □ Variance
   □ Waiver
   □ Other: ______________________________

Summary of project/request1*:
   Demolition of the existing structure, which has been condemned by the City, and the construction
   of a new 3-4 story veteran facility comprised of 45 housing units.

5. This application will be decided at a public meeting or hearing by*:
   □ Zoning Hearing Examiner (ZHE) □ Development Review Board (DRB)
   X Landmarks Commission (LC) □ Environmental Planning Commission (EPC)

1 Attach additional information, as needed to explain the project/request.
6. Where more information about the project can be found*3:
   Enclosed within this mailing or by contacting jessical@dpsdesign.org

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*4 ______________________ K-14

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards have been requested for this project*:
   □ Deviation(s) □ Variance(s) □ Waiver(s)
   Explanation*:
   _________________________________________________________________
   _________________________________________________________________

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: ☒ Yes ☐ No
   Summary of the Pre-submittal Neighborhood Meeting, if one occurred:
   The Raynolds Addition Neighborhood Association (RANA) was the only group that requested a neighborhood meeting regarding this project. The project team attended the RANA board meeting on 12.3.30 to give a brief project overview and answer any specific questions / concerns, including: specifics of the anticipated behavioral health provider and application process (which have not yet been specified), the historic significance of the existing property (which the applicant is still attempting to determine from the Historic Preservation Division) and the anticipated process (LUCC for demo permit, AA for site plan approval) and project timeframe (approximately 3 months for design, plus 12 months for constructions).

5. For Site Plan Applications only*, attach site plan showing, at a minimum:
   □ a. Location of proposed buildings and landscape areas.*
   □ b. Access and circulation for vehicles and pedestrians.*
   □ c. Maximum height of any proposed structures, with building elevations.*

2 Physical address or Zoom link
3 Address (mailing or email), phone number, or website to be provided by the applicant
4 Available online here: http://data.cabq.gov/business/zoneatlas/
d. For residential development*: Maximum number of proposed dwelling units.

e. For non-residential development*:
   - Total gross floor area of proposed project.
   - Gross floor area for each proposed use.

**Additional Information:**

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] ________________________________ 0.409 acres

2. IDO Zone District __________________________ Form-based Infill Development (MX-FB-ID)

3. Overlay Zone(s) [if applicable] ____________________________________________

4. Center or Corridor Area [if applicable] __________________________ Downtown center, Area of change

Current Land Use(s) [vacant, if none] ____________________ Vacant, sub-standard building

**NOTE**: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

**Useful Links**

Integrated Development Ordinance (IDO):
https://ido.abc-zone.com/

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

⁵ Available here: https://tinurl.com/idozoningmap
December 8, 2020

ROOK WENDY LEE
508 6TH ST SW
ALBUQUERQUE NM 87102

RE: Request for Demolition Permit Outside an HPO
611 Coal Avenue SW /415 6th Street SW Albuquerque NM 87102

Dear Property Owner,

This letter is to inform you that Dekker/Perich/Sabatini, agent for the property owner DBG Properties LLC, is seeking a Demolition Permit in order to demolish a substandard building. In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice, we are notifying you that we are submitting the application for the Demolition Permit Outside an HPO.

The subject site currently contains an existing building that has long sat vacant. In the City’s classification of historic properties, the existing building is designated as a contributing property to a non-designated area (i.e., it is not in a designated Historic District). Due to the building’s long vacancy, it is in a state of disrepair and the Code Enforcement Division has issued a Substandard Building Violation (14-3-5-12) stating it to be substandard under the provision of the Code. Given the state of the existing structure, the applicant has determined no feasible means of preserving the structure that can produce a reasonable economic return. The applicant is therefore seeking:

- A Demolition Permit to demolish the existing, substandard structure. As stated above, the applicant has determined no feasible means of preserving the structure that would produce a viable economic return and is therefore seeking the City’s approval for demolition. Further, the City’s Code Enforcement Division has stated in their substandard building violation that if no resolution is found by January 17, 2021, the City will demolish the structure. The applicant and the City staff have been seeking an alternative solution, such as moving the structure to another location, but the challenges of identifying a new site and property owner willing to make the necessary accommodations for the structure make this option challenging, particularly given the state of disrepair of the structure. The applicant will continue to work with the City to determine potential sites for relocation and if a site is found that is feasible, then this request for a demolition permit will be rescinded.

As required by IDO Table 6-1-1, we are making you aware of the Landmarks Commission Hearing date of Wednesday, January 13, 2021 at 3:00pm, at which time the application will be reviewed and decided on by the City of Albuquerque. The LUCC Hearing will be held virtually on a web-based meeting platform because of current COVID-19 restrictions. More information on the LUCC Hearing is provided at the following website: https://www.cabq.gov/planning/boards-commissions/landmarks-commission.
If you have any questions, please contact Jessica Lawlis at (505)761-9700 or by email at JessicaL@dpsdesign.org.

Sincerely,

[Signature]

Jessica Lawlis, Dekker/Perich/Sabatini
Agent for DBG Properties LLC
Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner

Date of Notice*: 12/08/2020

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Property Owner within 100 feet*: Rook Wendy Lee ____________________________________________
Mailing Address*: 508 6th St SW Albuquerque NM 87102 _______________________________________

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* ____________________________________________ Location Description _____________________________________________________________________________________________________________

2. Property Owner* DBG Properties LLC _____________________________________________

3. Agent/Applicant* [if applicable] Jessica Lawlis, Dekker / Perich / Sabatini _____________________________________________

4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]

☐ Conditional Use Approval

☒ Permit ______________________________ (Carport or Wall/Fence – Major)

☐ Site Plan

☐ Subdivision __________________________ (Minor or Major)

☐ Vacation ____________________________ (Easement/Private Way or Public Right-of-way)

☐ Variance

☐ Waiver

☐ Other: ________________________________________________________________________________

Summary of project/request1*: Demolition of the existing structure, which has been condemned by the City, and the construction of a new 3-4 story veteran facility comprised of 45 housing units.

5. This application will be decided at a public meeting or hearing by*:

☐ Zoning Hearing Examiner (ZHE) ☐ Development Review Board (DRB)

☒ Landmarks Commission (LC) ☐ Environmental Planning Commission (EPC)

1 Attach additional information, as needed to explain the project/request.
Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*4 K-14

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards have been requested for this project*:
   - Deviation(s)
   - Variance(s)
   - Waiver(s)
   Explanation*:
     ________________________________________________________________
     ________________________________________________________________
     ________________________________________________________________
     ________________________________________________________________

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: ☒ Yes ☐ No
   Summary of the Pre-submittal Neighborhood Meeting, if one occurred:
   The Raynolds Addition Neighborhood Association (RANA) was the only group that requested a neighborhood meeting regarding this project. The project team attended the RANA board meeting on 12.3.30 to give a brief project overview and answer any specific questions / concerns, including: specifics of the anticipated behavioral health provider and application process (which have not yet been specified), the historic significance of the existing property (which the applicant is still attempting to determine from the Historic Preservation Division) and the anticipated process (LUCC for demo permit, AA for site plan approval) and project timeframe (approximately 3 months for design, plus 12 months for constructions).

5. For Site Plan Applications only*, attach site plan showing, at a minimum:
   - a. Location of proposed buildings and landscape areas.*
   - b. Access and circulation for vehicles and pedestrians.*
   - c. Maximum height of any proposed structures, with building elevations.*

[Note: Items with an asterisk (*) are required.]

Date/Time*: January 13th at 3pm
Location*: 2 Physical address or Zoom link

Agenda/meeting materials: http://www.cabq.gov/planning/boards-commissions/landmarks-Acommission

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

Enclosed within this mailing or by contacting jessical@dpsdesign.org

ZOOM, see Landmarks Commission webpage for the latest Hearing information: https://www.cabq.gov/planning/boards-commissions/landmarks-Acommission

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.
d. For residential development*: Maximum number of proposed dwelling units.

e. For non-residential development*:  
   □ Total gross floor area of proposed project.
   □ Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map5:

1. Area of Property [typically in acres] ___________________________ 0.409 acres
2. IDO Zone District __________________________ Form-based Infill Development (MX-FB-ID)
3. Overlay Zone(s) [if applicable] __________________________
4. Center or Corridor Area [if applicable] __________________________ Downtown center, Area of change
   Current Land Use(s) [vacant, if none] __________________________ Vacant, sub-standard building

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):
https://ido.abc-zone.com/

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

5 Available here: https://tinurl.com/idozoningmap
December 8, 2020

FSC ALVARADO APARTMENTS ATTN: MR STANLEY R FIMBERG
9777 WILSHIRE BLVD SUITE 500
BEVERLY HILLS CA 90212

RE: Request for Demolition Permit Outside an HPO
611 Coal Avenue SW /415 6th Street SW Albuquerque NM 87102

Dear Property Owner,

This letter is to inform you that Dekker/Perich/Sabatini, agent for the property owner DBG Properties LLC, is seeking a Demolition Permit in order to demolish a substandard building. In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice, we are notifying you that we are submitting the application for the Demolition Permit Outside an HPO.

The subject site currently contains an existing building that has long sat vacant. In the City’s classification of historic properties, the existing building is designated as a contributing property to a non-designated area (i.e., it is not in a designated Historic District). Due to the building’s long vacancy, it is in a state of disrepair and the Code Enforcement Division has issued a Substandard Building Violation (14-3-5-12) stating it to be substandard under the provision of the Code. Given the state of the existing structure, the applicant has determined no feasible means of preserving the structure that can produce a reasonable economic return. The applicant is therefore seeking:

- **A Demolition Permit to demolish the existing, substandard structure.** As stated above, the applicant has determined no feasible means of preserving the structure that would produce a viable economic return and is therefore seeking the City’s approval for demolition. Further, the City’s Code Enforcement Division has stated in their substandard building violation that if no resolution is found by January 17, 2021, the City will demolish the structure. The applicant and the City staff have been seeking an alternative solution, such as moving the structure to another location, but the challenges of identifying a new site and property owner willing to make the necessary accommodations for the structure make this option challenging, particularly given the state of disrepair of the structure. The applicant will continue to work with the City to determine potential sites for relocation and if a site is found that is feasible, then this request for a demolition permit will be rescinded.

As required by IDO Table 6-1-1, we are making you aware of the Landmarks Commission Hearing date of **Wednesday, January 13, 2021 at 3:00pm**, at which time the application will be reviewed and decided on by the City of Albuquerque. The LUCC Hearing will be held virtually on a web-based meeting platform because of current COVID-19 restrictions. More information on the LUCC Hearing is provided at the following website: [https://www.cabq.gov/planning/boards-commissions/landmarks-commission](https://www.cabq.gov/planning/boards-commissions/landmarks-commission).
If you have any questions, please contact Jessica Lawlis at (505)761-9700 or by email at JessicaL@dpsdesign.org.

Sincerely,

Jessica Lawlis, Dekker/Perich/Sabatini
Agent for DBG Properties LLC
December 8, 2020

CHC PTNS I LLC C/O HARDING & CARBONE INC
1235 NORTH LP W 205
HOUSTON TX 77008-4701

RE: Request for Demolition Permit Outside an HPO
611 Coal Avenue SW /415 6th Street SW Albuquerque NM 87102

Dear Property Owner,

This letter is to inform you that Dekker/Perich/Sabatini, agent for the property owner DBG Properties LLC, is seeking a Demolition Permit in order to demolish a substandard building. In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice, we are notifying you that we are submitting the application for the Demolition Permit Outside an HPO.

The subject site currently contains an existing building that has long sat vacant. In the City’s classification of historic properties, the existing building is designated as a contributing property to a non-designated area (i.e., it is not in a designated Historic District). Due to the building’s long vacancy, it is in a state of disrepair and the Code Enforcement Division has issued a Substandard Building Violation (14-3-5-12) stating it to be substandard under the provision of the Code. Given the state of the existing structure, the applicant has determined no feasible means of preserving the structure that can produce a reasonable economic return. The applicant is therefore seeking:

• A Demolition Permit to demolish the existing, substandard structure. As stated above, the applicant has determined no feasible means of preserving the structure that would produce a viable economic return and is therefore seeking the City’s approval for demolition. Further, the City’s Code Enforcement Division has stated in their substandard building violation that if no resolution is found by January 17, 2021, the City will demolish the structure. The applicant and the City staff have been seeking an alternative solution, such as moving the structure to another location, but the challenges of identifying a new site and property owner willing to make the necessary accommodations for the structure make this option challenging, particularly given the state of disrepair of the structure. The applicant will continue to work with the City to determine potential sites for relocation and if a site is found that is feasible, then this request for a demolition permit will be rescinded.

As required by IDO Table 6-1-1, we are making you aware of the Landmarks Commission Hearing date of Wednesday, January 13, 2021 at 3:00pm, at which time the application will be reviewed and decided on by the City of Albuquerque. The LUCC Hearing will be held virtually on a web-based meeting platform because of current COVID-19 restrictions. More information on the LUCC Hearing is provided at the following website: https://www.cabq.gov/planning/boards-commissions/landmarks-commission.
If you have any questions, please contact Jessica Lawlis at (505)761-9700 or by email at JessicaL@dpsdesign.org.

Sincerely,

[Signature]

Jessica Lawlis, Dekker/Perich/Sabatini
Agent for DBG Properties LLC
Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner

Date of Notice*: 12/08/2020

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Property Owner within 100 feet*: Chc Ptns I Llc C/O Harding & Carbone Inc
Mailing Address*: 1235 North Lp W 205 Houston Tx 77008-4701

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* 611 Coal Avenue SW/ 415 6th Street SW Albuquerque NM 87102
   Location Description Northwest corner of 6th and Coal

2. Property Owner* DBG Properties LLC

3. Agent/Applicant* [if applicable] Jessica Lawlis, Dekker / Perich / Sabatini

4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
   • Conditional Use Approval
   • Permit Demolition Permit (Carport or Wall/Fence – Major)
   • Site Plan
   • Subdivision (Minor or Major)
   • Vacation (Easement/Private Way or Public Right-of-way)
   • Variance
   • Waiver
   • Other: 

   Summary of project/request1*:
   Demolition of the existing structure, which has been condemned by the City, and the construction of a new 3-4 story veteran facility comprised of 45 housing units.

5. This application will be decided at a public meeting or hearing by*:
   • Zoning Hearing Examiner (ZHE)
   • Development Review Board (DRB)
   • Landmarks Commission (LC)
   • Environmental Planning Commission (EPC)

1 Attach additional information, as needed to explain the project/request.
[Note: Items with an asterisk (*) are required.]

6. Where more information about the project can be found*3:
   Enclosed within this mailing or by contacting jessical@dpsdesign.org

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*4 ________________________ K-14

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards have been requested for this project*:
   □ Deviation(s)         □ Variance(s)         □ Waiver(s)
   Explanation*:
   ___________________________________________________________
   ___________________________________________________________
   ___________________________________________________________
   ___________________________________________________________
   ___________________________________________________________

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: ☒ Yes   □ No
   Summary of the Pre-submittal Neighborhood Meeting, if one occurred:
   The Raynolds Addition Neighborhood Association (RANA) was the only group that requested a neighborhood meeting regarding this project. The project team attended the RANA board meeting on 12.3.30 to give a brief project overview and answer any specific questions / concerns, including: specifics of the anticipated behavioral health provider and application process (which have not yet been specified), the historic significance of the existing property (which the applicant is still attempting to determine from the Historic Preservation Division) and the anticipated process (LUCC for demo permit, AA for site plan approval) and project timeframe (approximately 3 months for design, plus 12 months for constructions).

5. For Site Plan Applications only*, attach site plan showing, at a minimum:
   □ a. Location of proposed buildings and landscape areas.*
   □ b. Access and circulation for vehicles and pedestrians.*
   □ c. Maximum height of any proposed structures, with building elevations.*

2 Physical address or Zoom link
3 Address (mailing or email), phone number, or website to be provided by the applicant
4 Available online here: http://data.cabq.gov/business/zoneatlas/
d. **For residential development**: Maximum number of proposed dwelling units.

e. **For non-residential development**:
   - Total gross floor area of proposed project.
   - Gross floor area for each proposed use.

**Additional Information:**

From the IDO Zoning Map:

1. **Area of Property [typically in acres]**: 0.409 acres
2. **IDO Zone District**: Form-based Infill Development (MX-FB-ID)
3. **Overlay Zone(s) [if applicable]**:
4. **Center or Corridor Area [if applicable]**: Downtown center, Area of change
   - Current Land Use(s) [vacant, if none]: Vacant, sub-standard building

**NOTE:** Pursuant to [IDO Subsection 14-16-6-4(L)](https://ido.abc-zone.com/), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

**Useful Links**

- **Integrated Development Ordinance (IDO):**
  [https://ido.abc-zone.com/](https://ido.abc-zone.com/)

- **IDO Interactive Map**
  [https://tinyurl.com/IDOzoningmap](https://tinyurl.com/IDOzoningmap)
December 8, 2020

PFEIFER JUDITH A & WILLIAM E
101 N KANSAS AVE APT 305
TOPEKA KS 66603-3620

RE: Request for Demolition Permit Outside an HPO
611 Coal Avenue SW /415 6th Street SW Albuquerque NM 87102

Dear Property Owner,

This letter is to inform you that Dekker/Perich/Sabatini, agent for the property owner DBG Properties LLC, is seeking a Demolition Permit in order to demolish a substandard building. In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice, we are notifying you that we are submitting the application for the Demolition Permit Outside an HPO.

The subject site currently contains an existing building that has long sat vacant. In the City’s classification of historic properties, the existing building is designated as a contributing property to a non-designated area (i.e., it is not in a designated Historic District). Due to the building’s long vacancy, it is in a state of disrepair and the Code Enforcement Division has issued a Substandard Building Violation (14-3-5-12) stating it to be substandard under the provision of the Code. Given the state of the existing structure, the applicant has determined no feasible means of preserving the structure that can produce a reasonable economic return. The applicant is therefore seeking:

- **A Demolition Permit to demolish the existing, substandard structure.** As stated above, the applicant has determined no feasible means of preserving the structure that would produce a viable economic return and is therefore seeking the City’s approval for demolition. Further, the City’s Code Enforcement Division has stated in their substandard building violation that if no resolution is found by January 17, 2021, the City will demolish the structure. The applicant and the City staff have been seeking an alternative solution, such as moving the structure to another location, but the challenges of identifying a new site and property owner willing to make the necessary accommodations for the structure make this option challenging, particularly given the state of disrepair of the structure. The applicant will continue to work with the City to determine potential sites for relocation and if a site is found that is feasible, then this request for a demolition permit will be rescinded.

As required by IDO Table 6-1-1, we are making you aware of the Landmarks Commission Hearing date of **Wednesday, January 13, 2021 at 3:00pm**, at which time the application will be reviewed and decided on by the City of Albuquerque. The LUCC Hearing will be held virtually on a web-based meeting platform because of current COVID-19 restrictions. More information on the LUCC Hearing is provided at the following website: [https://www.cabq.gov/planning/boards-commissions/landmarks-commission](https://www.cabq.gov/planning/boards-commissions/landmarks-commission).
If you have any questions, please contact Jessica Lawlis at (505)761-9700 or by email at JessicaL@dpsdesign.org.

Sincerely,

Jessica Lawlis, Dekker/Perich/Sabatini
Agent for DBG Properties LLC
Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner

Date of Notice*: 12/08/2020

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Property Owner within 100 feet*: Pfeifer Judith A & William E

Mailing Address*: 101 N Kansas Ave Apt 305 Topeka Ks 66603-3620

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* 611 Coal Avenue SW/ 415 6th Street SW Albuquerque NM 87102
   Location Description Northwest corner of 6th and Coal
2. Property Owner* DBG Properties LLC
3. Agent/Applicant* if applicable Jessica Lawlis, Dekker / Perich / Sabatini
4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
   - Conditional Use Approval
   - Permit Demolition Permit (Carport or Wall/Fence – Major)
   - Site Plan
   - Subdivision (Minor or Major)
   - Vacation (Easement/Private Way or Public Right-of-way)
   - Variance
   - Waiver
   - Other: ________________________________

Summary of project/request1*: Demolition of the existing structure, which has been condemned by the City, and the construction of a new 3-4 story veteran facility comprised of 45 housing units.

5. This application will be decided at a public meeting or hearing by*:
   - Zoning Hearing Examiner (ZHE)
   - Development Review Board (DRB)
   - Landmarks Commission (LC)
   - Environmental Planning Commission (EPC)

1 Attach additional information, as needed to explain the project/request.
Date/Time*: January 13th at 3pm
Location**: www.cabq.gov/planning/boards-commissions/landmarks-Acommission

Agenda/meeting materials: http://www.cabq.gov/planning/boards-commissions
To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*: Enclosed within this mailing or by contacting jessical@dpsdesign.org

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*4 ________________________ K-14

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards have been requested for this project*:
   □ Deviation(s)     □ Variance(s)     □ Waiver(s)
   Explanation*: _____________________________________________________________
   _____________________________________________________________
   _____________________________________________________________

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: ☒ Yes ☐ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

The Raynolds Addition Neighborhood Association (RANA) was the only group that requested a neighborhood meeting regarding this project. The project team attended the RANA board meeting on 12.3.30 to give a brief project overview and answer any specific questions / concerns, including: specifics of the anticipated behavioral health provider and application process (which have not yet been specified), the historic significance of the existing property (which the applicant is still attempting to determine from the Historic Preservation Division) and the anticipated process (LUCC for demo permit, AA for site plan approval) and project timeframe (approximately 3 months for design, plus 12 months for constructions).

5. For Site Plan Applications only*, attach site plan showing, at a minimum:
   □ a. Location of proposed buildings and landscape areas.*
   □ b. Access and circulation for vehicles and pedestrians.*
   □ c. Maximum height of any proposed structures, with building elevations.*
[Note: Items with an asterisk (*) are required.]

- d. **For residential development***: Maximum number of proposed dwelling units.
- e. **For non-residential development***:  
  - Total gross floor area of proposed project.
  - Gross floor area for each proposed use.

**Additional Information:**

From the IDO Zoning Map⁵:

1. **Area of Property** [typically in acres]  
   - 0.409 acres
2. **IDO Zone District**  
   - Form-based Infill Development (MX-FB-ID)
3. **Overlay Zone(s)** [if applicable]  
4. **Center or Corridor Area** [if applicable]  
   - Downtown center, Area of change

**Current Land Use(s)** [vacant, if none]  
- Vacant, sub-standard building

**NOTE:** Pursuant to **IDO Subsection 14-16-6-4(L)**, property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

**Useful Links**

- **Integrated Development Ordinance (IDO):**  
  [https://ido.abc-zone.com/](https://ido.abc-zone.com/)

- **IDO Interactive Map**  
  [https://tinyurl.com/IDOzoningmap](https://tinyurl.com/IDOzoningmap)

---

⁵ Available here: [https://tinurl.com/idozoningmap](https://tinurl.com/idozoningmap)
Dear Property Owner,

This letter is to inform you that Dekker/Perich/Sabatini, agent for the property owner DBG Properties LLC, is seeking a Demolition Permit in order to demolish a substandard building. In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice, we are notifying you that we are submitting the application for the Demolition Permit Outside an HPO.

The subject site currently contains an existing building that has long sat vacant. In the City’s classification of historic properties, the existing building is designated as a contributing property to a non-designated area (i.e., it is not in a designated Historic District). Due to the building’s long vacancy, it is in a state of disrepair and the Code Enforcement Division has issued a Substandard Building Violation (14-3-5-12) stating it to be substandard under the provision of the Code. Given the state of the existing structure, the applicant has determined no feasible means of preserving the structure that can produce a reasonable economic return. The applicant is therefore seeking:

- A Demolition Permit to demolish the existing, substandard structure. As stated above, the applicant has determined no feasible means of preserving the structure that would produce a viable economic return and is therefore seeking the City’s approval for demolition. Further, the City’s Code Enforcement Division has stated in their substandard building violation that if no resolution is found by January 17, 2021, the City will demolish the structure. The applicant and the City staff have been seeking an alternative solution, such as moving the structure to another location, but the challenges of identifying a new site and property owner willing to make the necessary accommodations for the structure make this option challenging, particularly given the state of disrepair of the structure. The applicant will continue to work with the City to determine potential sites for relocation and if a site is found that is feasible, then this request for a demolition permit will be rescinded.

As required by IDO Table 6-1-1, we are making you aware of the Landmarks Commission Hearing date of **Wednesday, January 13, 2021 at 3:00pm**, at which time the application will be reviewed and decided on by the City of Albuquerque. The LUCC Hearing will be held virtually on a web-based meeting platform because of current COVID-19 restrictions. More information on the LUCC Hearing is provided at the following website: [https://www.cabq.gov/planning/boards-commissions/landmarks-commission](https://www.cabq.gov/planning/boards-commissions/landmarks-commission).
If you have any questions, please contact Jessica Lawlis at (505) 761-9700 or by email at JessicaL@dpsdesign.org.

Sincerely,

Jessica Lawlis, Dekker/Perich/Sabatini
Agent for DBG Properties LLC
Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: 12/08/2020

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Property Owner within 100 feet*: Andrews Konnie W & Donald Craig

Mailing Address*: 618 Coal Ave Sw Unit B Albuquerque Nm 87102

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address*: 611 Coal Avenue SW/ 415 6th Street SW Albuquerque NM 87102
   Location Description: Northwest corner of 6th and Coal

2. Property Owner*: DBG Properties LLC

3. Agent/Applicant* [if applicable]: Jessica Lawlis, Dekker / Perich / Sabatini

4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
   - Conditional Use Approval
   - Permit: Demolition Permit (Carport or Wall/Fence – Major)
   - Site Plan
   - Subdivision (Minor or Major)
   - Vacation (Easement/Private Way or Public Right-of-way)
   - Variance
   - Waiver
   - Other: ____________________________

Summary of project/request*: Demolition of the existing structure, which has been condemned by the City, and the construction of a new 3-4 story veteran facility comprised of 45 housing units.

5. This application will be decided at a public meeting or hearing by*:
   - Zoning Hearing Examiner (ZHE)
   - Development Review Board (DRB)
   - Landmarks Commission (LC)
   - Environmental Planning Commission (EPC)

1 Attach additional information, as needed to explain the project/request.
[Note: Items with an asterisk (*) are required.]

Date/Time*: January 13th at 3pm
Location*: ZOOM, see Landmarks Commission webpage for the latest Hearing information: https://www.cabq.gov/planning/boards-commissions/landmarks-Acommission

Agenda/meeting materials: http://www.cabq.gov/planning/boards-commissions
To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*:
   Enclosed within this mailing or by contacting jessical@dpsdesign.org

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*: K-14

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards have been requested for this project*:
   - Deviation(s)
   - Variance(s)
   - Waiver(s)
   Explanation*:

   ____________________________________________________________
   ____________________________________________________________

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: ☒ Yes ☐ No
   Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

   The Raynolds Addition Neighborhood Association (RANA) was the only group that requested a neighborhood meeting regarding this project. The project team attended the RANA board meeting on 12.3.30 to give a brief project overview and answer any specific questions / concerns, including: specifics of the anticipated behavioral health provider and application process (which have not yet been specified), the historic significance of the existing property (which the applicant is still attempting to determine from the Historic Preservation Division) and the anticipated process (LUCC for demo permit, AA for site plan approval) and project timeframe (approximately 3 months for design, plus 12 months for constructions).

   Date/Time*: ______________________________
   Location*: ____________________________________________________________________________
   Agenda/meeting materials: http://www.cabq.gov/planning/boards-commissions

5. For Site Plan Applications only*, attach site plan showing, at a minimum:
   - Location of proposed buildings and landscape areas.*
   - Access and circulation for vehicles and pedestrians.*
   - Maximum height of any proposed structures, with building elevations.*

* Address (mailing or email), phone number, or website to be provided by the applicant
* Available online here: http://data.cabq.gov/business/zoneatlas/
[Note: Items with an asterisk (*) are required.]

☐ d. **For residential development***: Maximum number of proposed dwelling units.
☐ e. **For non-residential development***:
  □ Total gross floor area of proposed project.
  □ Gross floor area for each proposed use.

**Additional Information:**

From the IDO Zoning Map⁵:

1. **Area of Property [typically in acres]** 0.409 acres
2. **IDO Zone District** Form-based Infill Development (MX-FB-ID)
3. **Overlay Zone(s) [if applicable]**
4. **Center or Corridor Area [if applicable]** Downtown center, Area of change
   Current Land Use(s) [vacant, if none] Vacant, sub-standard building

**NOTE:** Pursuant to [IDO Subsection 14-16-6-4(L)], property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

**Useful Links**

Integrated Development Ordinance (IDO):
https://ido.abc-zone.com/

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

⁵ Available here: https://tinurl.com/idozoningmap
Dear Property Owner,

This letter is to inform you that Dekker/Perich/Sabatini, agent for the property owner DBG Properties LLC, is seeking a Demolition Permit in order to demolish a substandard building. In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice, we are notifying you that we are submitting the application for the Demolition Permit Outside an HPO.

The subject site currently contains an existing building that has long sat vacant. In the City’s classification of historic properties, the existing building is designated as a contributing property to a non-designated area (i.e., it is not in a designated Historic District). Due to the building’s long vacancy, it is in a state of disrepair and the Code Enforcement Division has issued a Substandard Building Violation (14-3-5-12) stating it to be substandard under the provision of the Code. Given the state of the existing structure, the applicant has determined no feasible means of preserving the structure that can produce a reasonable economic return. The applicant is therefore seeking:

• **A Demolition Permit to demolish the existing, substandard structure.** As stated above, the applicant has determined no feasible means of preserving the structure that would produce a viable economic return and is therefore seeking the City’s approval for demolition. Further, the City’s Code Enforcement Division has stated in their substandard building violation that if no resolution is found by January 17, 2021, the City will demolish the structure. The applicant and the City staff have been seeking an alternative solution, such as moving the structure to another location, but the challenges of identifying a new site and property owner willing to make the necessary accommodations for the structure make this option challenging, particularly given the state of disrepair of the structure. The applicant will continue to work with the City to determine potential sites for relocation and if a site is found that is feasible, then this request for a demolition permit will be rescinded.

As required by IDO Table 6-1-1, we are making you aware of the Landmarks Commission Hearing date of **Wednesday, January 13, 2021 at 3:00pm**, at which time the application will be reviewed and decided on by the City of Albuquerque. The LUCC Hearing will be held virtually on a web-based meeting platform because of current COVID-19 restrictions. More information on the LUCC Hearing is provided at the following website: [https://www.cabq.gov/planning/boards-commissions/landmarks-commission](https://www.cabq.gov/planning/boards-commissions/landmarks-commission).
If you have any questions, please contact Jessica Lawlis at (505)761-9700 or by email at JessicaL@dpsdesign.org.

Sincerely,

[Signature]

Jessica Lawlis, Dekker/Perich/Sabatini
Agent for DBG Properties LLC
Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner

Date of Notice*: 12/08/2020

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Property Owner within 100 feet*: Broccardo David M

Mailing Address*: 618 Coal Ave SW Albuquerque NM 87102-3895

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* 611 Coal Avenue SW/ 415 6th Street SW Albuquerque NM 87102
   Location Description Northwest corner of 6th and Coal

2. Property Owner* DBG Properties LLC

3. Agent/Applicant* [if applicable] Jessica Lawlis, Dekker / Perich / Sabatini

4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
   - [ ] Conditional Use Approval
   - [X] Permit Demolition Permit (Carport or Wall/Fence – Major)
   - [ ] Site Plan
   - [ ] Subdivision (Minor or Major)
   - [ ] Vacation (Easement/Private Way or Public Right-of-way)
   - [ ] Variance
   - [ ] Waiver
   - [ ] Other: ______________________________________________________________

Summary of project/request1*:
Demolition of the existing structure, which has been condemned by the City, and the construction of a new 3-4 story veteran facility comprised of 45 housing units.

5. This application will be decided at a public meeting or hearing by*:
   - [ ] Zoning Hearing Examiner (ZHE)
   - [ ] Development Review Board (DRB)
   - [X] Landmarks Commission (LC)
   - [ ] Environmental Planning Commission (EPC)

1 Attach additional information, as needed to explain the project/request.
Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*4 ________________________ K-14

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards have been requested for this project*:
   - Deviation(s) □
   - Variance(s) □
   - Waiver(s) □
   Explanation*: __________________________________________________________
   __________________________________________________________
   __________________________________________________________

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1:  ☒ Yes  ☐ No
   Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

   The Raynolds Addition Neighborhood Association (RANA) was the only group that requested a neighborhood meeting regarding this project. The project team attended the RANA board meeting on 12.3.30 to give a brief project overview and answer any specific questions / concerns, including: specifics of the anticipated behavioral health provider and application process (which have not yet been specified), the historic significance of the existing property (which the applicant is still attempting to determine from the Historic Preservation Division) and the anticipated process (LUCC for demo permit, AA for site plan approval) and project timeframe (approximately 3 months for design, plus 12 months for constructions).

5. For Site Plan Applications only*, attach site plan showing, at a minimum:
   - a. Location of proposed buildings and landscape areas.*
   - b. Access and circulation for vehicles and pedestrians.*
   - c. Maximum height of any proposed structures, with building elevations.*

Date/Time*: ________________________________________________________________
Location*: ____________________________

Agenda/meeting materials: http://www.cabq.gov/planning/boards-commissions
To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

Enclosed within this mailing or by contacting jessical@dpsdesign.org

2 Physical address or Zoom link
3 Address (mailing or email), phone number, or website to be provided by the applicant
4 Available online here: http://data.cabq.gov/business/zoneatlas/
d. For residential development*: Maximum number of proposed dwelling units.

e. For non-residential development*:
   □ Total gross floor area of proposed project.
   □ Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map5:

1. Area of Property [typically in acres] ________________________________ 0.409 acres
2. IDO Zone District ____________________________ Form-based Infill Development (MX-FB-ID)
3. Overlay Zone(s) [if applicable] ___________________________________________________________
4. Center or Corridor Area [if applicable] ______________________________ Downtown center, Area of change
Current Land Use(s) [vacant, if none] ___________________________________________________________

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

   Integrated Development Ordinance (IDO):
   https://ido.abc-zone.com/

   IDO Interactive Map
   https://tinyurl.com/IDOzoningmap

5 Available here: https://tinurl.com/idozoningmap
06 SIGN POSTING AGREEMENT
SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of $3.75 each.

1. LOCATION
   A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
   B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
   C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER
   A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
   B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING
   A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
   B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME
   Signs must be posted from ___________________________To ______________________________

5. REMOVAL
   A. The sign is not to be removed before the initial hearing on the request.
   B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

_________________________  ___________________________
(Applicant or Agent)  (Date)

I issued _____ signs for this application,

_________________________  ___________________________
(Date)  (Staff Member)

PROJECT NUMBER: ______________________________
B. Neighborhood Meeting Summary
Conferece Report

Project No.: 20-0146
Project: 6th & Coal: RANA Neighborhood Meeting
Date: 12.3.20
Place: ZOOM

Attending: Jennifer Facio Maddox, Jessica Lawlis – Dekker/Perich/Sabatini; Margaret Lopez, Evan Gonzales – Bernalillo County; Janet Manry, Robert Tilley, Joan Skokan, Bernie Sanchez, B Valdez, Cardinal Rieger, Christopher Frechette, Gary Morris, Henckle, Laurie Parkinson, Michelle Tregembo, Nancy Kilapatrick, Peter Rice, Zech Keliikuli, Laura Trujillo, Witt, Laura Reu – RANA

By: JL

Discussion Items:
1. Project overview
2. Questions
   a. What type of training does this 24/7 case manager that will be on site have?
      i. The behavioral health provider hasn’t been identified as of yet as we are still in the initial facility planning phase. The County has a pool of qualified behavioral health providers that they have worked with in the past, from which they will choose for this project. Whichever provider is selected will have an extensive training program for staff. County to keep the neighborhood informed as more on this issue as the project moves forward.
   b. Estimated completion date?
      i. 3 months for design
      ii. 12 months for constructions – but this schedule hinges on the demolition of the house.
   c. What is the application process?
      i. Haven’t completely identified. The application process and criteria is under the purvey of the behavioral health provider that is selected, these items will be identified when the health provider is selected.
   d. Approval process
      i. Administrative approval 2-4 weeks internal review for approval after the LUCC process.
   e. What agencies are you courting for case management support?
      i. The county has an active pool of providers that will get evaluated for selection once the property acquisition has been obtained.
   f. House is owned by?
      i. DGB Properties currently owns the property, they also owns and developed the property adjacent – the San Felipe Apartments.
      ii. The County is working to obtain the property.
   g. How old is the house? What makes it historically signficatate?
      i. We don’t currently know, but we are attempting to obtain that information from the City Historic preservation Division.
      ii. Based on our knowledge of historic designation criteria, we assume that it is either because the building is an exemplary example of a historic architectural style and/or craftsmanship or associated with a historic person or event – likely the former. If that is the case, the substandard condition may impact designation.
      iii. The renovation and funding source for renovation would be coordinated by the Historic Preservation Division.
   h. Comments
      i. Interesting that the house is being evaluated to be moved, that doesn’t really happen, but the residents are glad to see it is being considered.
      ii. Neighborhood is requesting of the project team provide monthly updates about the project to the NA.
3. Next Steps
   a. Send monthly updates via email to RANA on project progress.

This report is assumed to be a true and accurate account of this communication unless notice to the contrary is received within 10 calendar days of issue.

End of Report
December 8th, 2020

J. Matt Myers, Chair  
Landmarks Commission  
600 2nd NW  
Albuquerque, NM

RE: Request for Demolition Permit  
611 Coal Avenue SW Albuquerque NM 87102

Dear Mr. Myers,

This letter is to seek approval of a Demolition Permit to facilitate the demolition of a substandard building located on 611 6th Street SW and facilitate the sale of the property. The subject site currently contains an existing building that has long sat vacant. In the City’s classification of historic properties, the existing building is designated as a contributing property to a non-designated area (i.e., it is not in a designated Historic District).

Due to the existing building’s long vacancy, it is in a state of disrepair. The applicant has determined no feasible means of preserving the structure that would produce a viable economic return. Further, the City of Albuquerque’s Code Enforcement division has issued a Substandard Building Violation (14-3-5-12) stating it to be substandard under the provision of the Code. The code enforcement division has stated in their substandard building violation that if no resolution is found by January 17, 2021, the City will demolish the structure.

Given the state of the existing structure, and the applicant’s inability to determine a feasible means of preserving the structure that can produce a reasonable economic return, the applicant is seeking a Demolition Permit to demolish the existing, substandard structure. The City’s Historic Preservation Division has been in conversation with the applicant to seek an alternative solution, such as moving the structure to another location, but the challenges of identifying a new site and property owner willing to make the necessary accommodations for the structure make this option challenging, particularly given the state of disrepair of the structure. The applicant will continue to work with the City to determine potential sites for relocation and if a site is found that is feasible, then this request for a demolition permit will be rescinded. Until then, the applicant is requesting a demolition permit to facilitate the final negotiations towards the sale of the land to Bernalillo County to construct housing specifically targeted towards Veterans.

We respectfully request approval of the Demolition of the existing structure based on the criteria of Section 6-6(B)(3) Review and Criteria as outlined below.

1. The structure’s historic, architectural, engineering, or cultural significance.

   The existing structure is designated a contributing property to a non-designated area due and according to the City’s Historic Preservation Division, was designated as such due to its uniqueness relative to Albuquerque, its age and its overall condition. According to the Historic Preservation Division, no supporting document exists for the property that defines its
uniqueness, based upon our general knowledge of the history of residential architectural styles in Albuquerque, the structure appears to be a Victorian style home, likely from the railroad era. If that is the case, the substandard condition may impact the designation.

2. The structure's condition.

As mentioned above, the City of Albuquerque’s Code Enforcement division has issued a Substandard Building Violation (14-3-5-12) stating it to be substandard under the provision of the Code. The code enforcement division has stated in their substandard building violation that if no resolution is found by January 17, 2021, the City will demolish the structure. The applicant has determined no feasible means of preserving the structure that would produce a viable economic return and is therefore requesting a Demolition Permit to demolish the existing structure.

The project team provided all adjacent Neighborhood Associations an opportunity to meet and discuss the proposed amendment prior to this submittal. At the request of the Raynolds Addition Neighborhood Association, the project team attended the RANA board meeting on 12.3.30 to give a brief project overview and answer any specific questions / concerns. Most of the discussion at the RANA board meeting revolved around the specifics of the historical designation of the existing structure and the plans for a proposed veterans' housing facility that may be constructed on site, assuming the demolition permit is approved or the structure can be relocated. The neighborhood association did not express opposition to the proposal. A detailed report of the neighborhood concerns and responses are included in the application packet.

Based upon the rationale presented in this letter, we respectfully request approval for a demolition permit of the existing substandard building. If you have any questions or need clarification of anything contained herein, please contact me at (505)761-9700 or jessical@dpsdesign.org.

Sincerely,

Jessica Lawlis, Dekker/Perich/Sabatini
Agent for DBG Properties LLC

Attachments: Existing Site Images
Substandard Building Violation (14-3-5-12)
Exhibit 1: Existing Site Images
Exhibit 2: COA Substandard Building Violation (14-3-5-12)
NOTICE AND ORDER WITH APPEAL

GSL PROPERTIES INC
3 CENTERPOINTE DR
LAKE OSWEGO, OR 97035

Dear Property Owner:

The City of Albuquerque Planning Department, Code Enforcement Division, made an inspection of the building or structure owned, occupied, or controlled by you at: **611 COAL AV SW, Albuquerque, NM** on Jan 6, 2020

The Property is more particularly described as:

LT 16A PLAT OF TRS C, D & LT 16A BLK 41 NM TOWNSITE COMPANY'S ORIGINAL TOWNSITE OF ALBUQUERQUE NM CONT 0.123 AC LOT 16A, BLOCK 41, SUBDIVISION NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE

Violations of the Uniform Housing Code, hereafter 'Code', City Council Ordinance Enactment No. 25-2018 and codified at 14-3-1-1 et seq ROA 1994, were found that must be corrected in order to maintain the accepted standards of health and safety provided for in the Code.

FINDINGS

The Code Enforcement Section has found the units to be substandard under the provisions of the Code. The findings of the inspection are as listed on the following page.

Sincerely,

Adam Andrade
Code Enforcement Specialist
(505) 924-3412

File Number: CF-2019-055021
Initial Print Date: Jan 16, 2020
Description of Violation(s) found on the property located at:
Address: 611 COAL AV SW, Albuquerque, NM

The above-described premises have been inspected and the following violations of City laws and regulations have been found:

<table>
<thead>
<tr>
<th>Violation Type</th>
<th>Violation Description</th>
<th>Resolve By Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>14-3-5-12 Substandard Buildings</td>
<td>A Resolution of Condemnation of the structure may be presented to City Council if property is still substandard and boarded after 12 months. If passed, the structures will be demolished and a lien will be placed for the cost associated with this action.</td>
<td>Jan 17, 2021</td>
</tr>
<tr>
<td>14-3-3-2 Mechanical Requirements</td>
<td>Confirmed with NM Gas Co. there is no gas service at the address causing the lack of proper heating facilities to the dwelling unit. You must re-activate gas service prior to occupancy.</td>
<td>Feb 17, 2020</td>
</tr>
<tr>
<td>14-3-4-8 Inadequate Weather Protection</td>
<td>Doors and windows must be repaired, which includes re-glazing, to repel the effects of all forms of weather.</td>
<td>Feb 17, 2020</td>
</tr>
<tr>
<td>14-3-4-4 Nuisance</td>
<td>Upon exterior inspection, the entire property has several broken or boarded windows as well as boarded doors. These disrepair's have created a nuisance to the surrounding community by being eyesore.</td>
<td>Feb 27, 2020</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Code Sections</th>
<th>Code Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>14-3-5-12</td>
<td>All buildings or portions thereof which are determined to be substandard as defined in this code are hereby declared to be nuisances and shall be abated by repair, rehabilitation, demolition, removal or securing all accessible openings and entrances to building in accordance with the procedure as provided herein. Any building that has been determined to be substandard and which has been abated by securing all accessible openings and entrances shall be repaired, rehabilitated, demolished or removed within 12 months of being secured. The failure to repair, rehabilitate, demolish or remove such building within 12 months shall be prima facie evidence that the building is a menace to the public comfort, health, peace or safety and should be condemned. At the first City Council meeting following the 12 month period the administration may present the City Council with a Resolution of Condemnation as provided for in Section 3-18-5 NMSA 1978 and</td>
</tr>
</tbody>
</table>

File Number: CF-2019-055021
Initial Print Date: Jan 16, 2020
Job Number: 107288457-001
<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>14-3-3-2(A)(1)(a)</td>
<td>Every dwelling unit and guest room shall be provided with heating facilities capable of maintaining a room temperature of 68° F. at a point of 3 feet above the floor in all habitable rooms. Such facilities shall be installed and maintained in a safe condition and in accordance with the City's currently adopted New Mexico Mechanical Code as adopted in the UAC.</td>
</tr>
<tr>
<td>14-3-4-8(A)</td>
<td>Deteriorated or ineffective waterproofing of exterior walls, roof, foundations or floors, including broken windows, doors and basement hatchways.</td>
</tr>
<tr>
<td>14-3-4-4(C)</td>
<td>Any property or condition meeting definition of a nuisance as described under § 14-3-1-4 of this code.</td>
</tr>
</tbody>
</table>

proceed with condemnation as provided for under that statute.

(74 Code, § 7-24-38) (Ord. 34-1986; Am. Ord. 2-2007; Am. Ord. 2018-025)
NOTICE OF ADMINISTRATIVE REMEDIES

Pursuant to Section 14-3-5-4(A)(1), you or any person having any title or legal interest in the building or structure may dispute the violations and findings listed above by appealing this Notice and Order or any action of the Department to the Office of the City Clerk. In the case of demolition, the appeal procedure shall be as set forth in Section 3-18-5 NMSA 1978. The appeal must be in writing and filed with the City Clerk's office prior to the effective date of this order. The effective date of this order is EIGHT (8) DAYS from Jan 16, 2020.

A form for filing an appeal is available at the City Clerk's Office at 600 2nd St. NW, Suite 720. The form is not necessary as long as the required information is included in the appeal. Pursuant to Section 14-3-5-4 ROA 1994, the required information includes: the names of all appellants participating in the appeal; a brief statement in ordinary and concise language of that specific order or action protested along with a copy of the order, notice, or action together with any material facts claimed to support the contentions of the appellant; a brief statement of the relief sought and the reasons why it is claimed the protested order or action should be reversed, modified or otherwise set aside; the signatures of all parties named as appellants and their official mailing addresses; and a verification, by declaration under penalty of perjury, of at least one appellant as to the truth of the matters stated in the appeal.

An appeal of the Notice and Order will stay enforcement of that Notice and Order. Failure to file an appeal, however, shall constitute a waiver of the right to an administrative hearing. Adjudication by the Office of Administrative Hearings shall schedule the hearing to a date and time not to exceed fifteen (15) business days from the date of the filing of the appeal. Written notice of the time and place of the hearing shall be given at least ten (10) business days prior to the date of the hearing to each appellant either by causing a copy of such notice to be delivered to the appellant personally or by mailing a copy thereof, postage prepaid, addressed to the appellant at his address shown on the appeal. Only those matters or issues specifically raised by the appellant shall be considered at the hearing.

The department may impose a civil fine, notice of which shall be appealable under the administrative appeal procedures of this article, of $200 for a first violation of this article, and $300 for a second violation of this article and $500 for a third or subsequent violation of this article. Failure to pay the fine, appeal the fine, or prevail at an administrative hearing challenging the fine shall allow the Department to place a lien upon the subject property or any asset owned by the owner. The Department may also choose to collect on the fine through any other method allowed by law. Pursuant to Albuquerque, N.M., Rev. Ordinances §14-3-5-99.

A re-inspection fee shall be assessed failed inspections after the compliance date on the Notice and Order. This fee shall be $50 per inspection pursuant to Albuquerque, N.M., Rev. Ordinances §14-3-5-8(B). Failure to pay the fine, appeal the fine, or prevail at an administrative hearing challenging the fine shall allow the Department to place a lien upon the subject property or any asset owned by the owner. The Department may also choose to collect on the fine through any other method allowed by law.
IF THE VIOLATIONS LISTED ABOVE REMAIN OUTSTANDING BY 5:00 PM ON THE EFFECTIVE DATE OF THIS NOTICE AND ORDER, AND IF NO APPEAL IS FILED PRIOR TO THE EFFECTIVE DATE OF THIS NOTICE AND ORDER, WORK MUST COMMENCE IMMEDIATELY. IN REPAIRING OR DEMOLISHING THE BUILDING OR STRUCTURE, ALL REQUIRED PERMITS SHALL BE OBTAINED. REPAIRS MUST BE COMPLETED BY FEB 16, 2019. A FINAL INSPECTION BY THIS DEPARTMENT IS REQUIRED. A FEE WILL BE ASSESSED FOR THE FINAL INSPECTION.

ADDITIONALLY, A CERTIFICATE OF SUBSTANDARD BUILDING WILL BE FILED AT THE COUNTY CLERKS OFFICE. A LIEN WILL BE PLACED AGAINST THE PROPERTY ASSOCIATED WITH THESE ACTIONS.

If you have any questions concerning this Notice and Order, or the cited violations, please call me at: (505) 924-3828. Please reference Notice and Order number CF-2019-055021.

Adam Andrade
Code Enforcement Specialist
(505) 924-3412